HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Greater Toronto Area

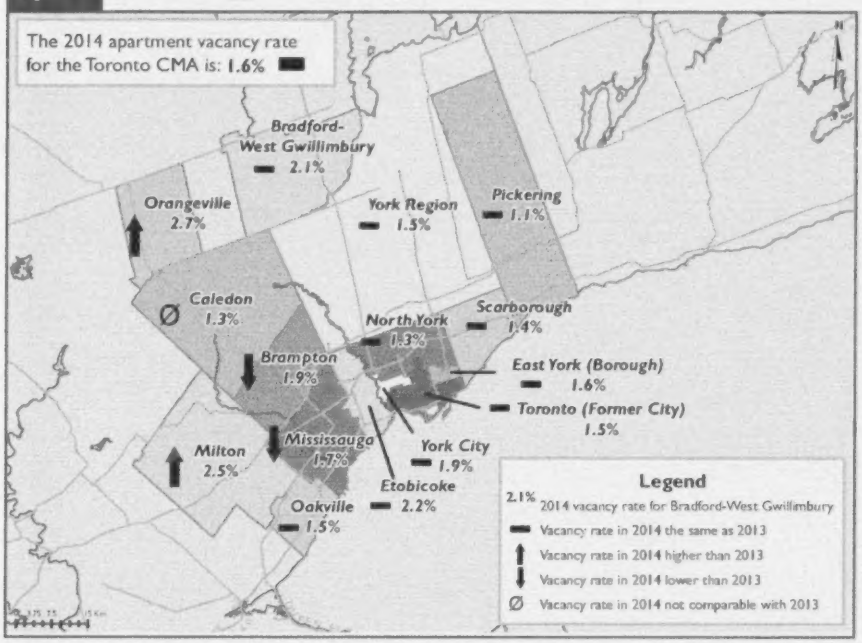
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- The average vacancy rate for purpose-built rental apartments[1] in the Greater Toronto Area (GTA) and the Toronto Census Metropolitan Area (CMA) has remained unchanged at 1.6 per cent
- The average fixed-sample[2] rent for purpose-built two-bedroom rental apartments in the GTA has increased by 2.7 per cent, down from 3 per cent in the previous year
- The average condominium apartment vacancy rate in the GTA has decreased to 1.3 per cent from 1.8 per cent as seen last fall

Figure 1


The 2014 apartment vacancy rate for the Toronto CMA is: 1.6%
Bradford-West Gwillimbury 2.1%
Orangeville 2.7%
York Region 1.5%
Pickering 1.1%
Caledon 1.3%
North York 1.3%
Scarborough 1.4%
Brampton 1.9%
East York (Borough) 1.6%
Toronto (Former City) 1.5%
Milton 2.5%
Mississauga 1.7%
York City 1.9%
Etobicoke 2.2%
Oakville 1.5%
Legend
2.1% 2014 vacancy rate for Bradford-West Gwillimbury
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013
Ø Vacancy rate in 2014 not comparable with 2013

[1] Based on privately initiated rental apartment structures of three or more units

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2013 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

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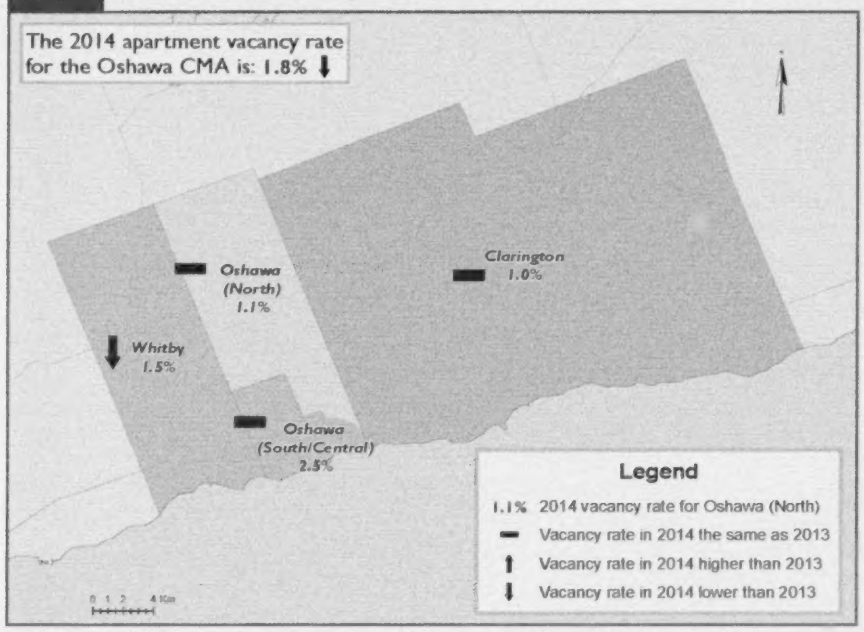
Figure 2


The 2014 apartment vacancy rate for the Oshawa CMA is: 1.8% ⬇
Oshawa (North) 1.1%
Clarington 1.0%
Whitby 1.5%
Oshawa (South/Central) 2.5%
Legend
1.1% 2014 vacancy rate for Oshawa (North)
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013
0 1 2 4 Km

Overview: Average Vacancy Rate Remains Unchanged

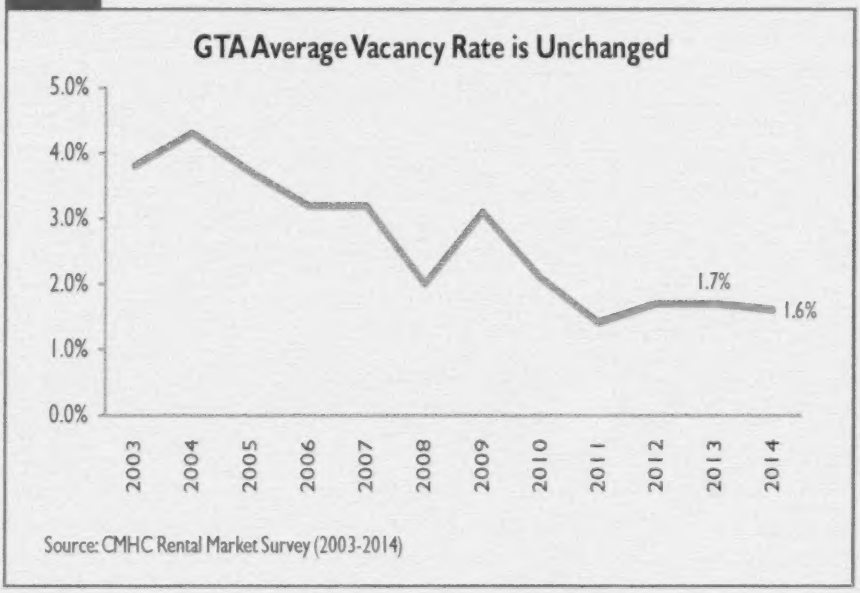
The primary rental market indicators in the GTA have recorded only minor changes in 2014. The average apartment vacancy rate in the purpose-built rental apartment market has shown no statistically significant change and is at 1.6 per cent in 2014 compared to the previous year. The corresponding rate in the Toronto Census Metropolitan Area (CMA) is also unchanged at 1.6 per cent - the lowest level for the second consecutive year in the past 10 years.

The availability rate in the GTA[3], which captures the occupied units for which notice has been given in addition to vacant units slid to 3.0 per cent in 2014 from 3.2 per cent in the previous year. The average increase in rents from a fixed sample[4] of units is 2.7 per cent in 2014, down from 3.1 per cent a year earlier.

Despite low mortgage rates prevailing in the housing market, sluggish wage growth and rising house prices appear to have prevented more households from leaving their rental lodgings in favour of homeownership. Employment growth among millennials (young adults in their 20s and early 30s), who are at an age when they are most likely to rent, also contributed to rental demand. While migration, and especially immigration, has traditionally driven up demand for rental housing, net migration in 2014 have been less supportive of rental demand in the GTA.

Judging by the little change in the GTA's vacancy rate this year, the modest growth in new supply was just enough to keep pace with the growth in demand for purpose-built rental accommodation. As a result, the market did not tighten any further, as

Figure 3



[3] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

[4] See Technical Note on p. 69 for an explanation of the fixed sample rent increase.

this new supply exerted no upward pressure on unused capacity.

Low new supply of purpose-built rental units has meant that much of the demand for rental accommodation is being met by rental condominium apartments. The average rental condominium apartment vacancy rate has tightened to 1.3 per in 2014 cent from 1.8 per cent in the previous year. The lack of new purpose-built rental unit supply and its implications for the rental condominium market are discussed further in the Secondary Rental Market segment.

Submarket Analysis: Vacancy Rates Decline in Downtown Core, but Generally Stable in the Rest of the GTA

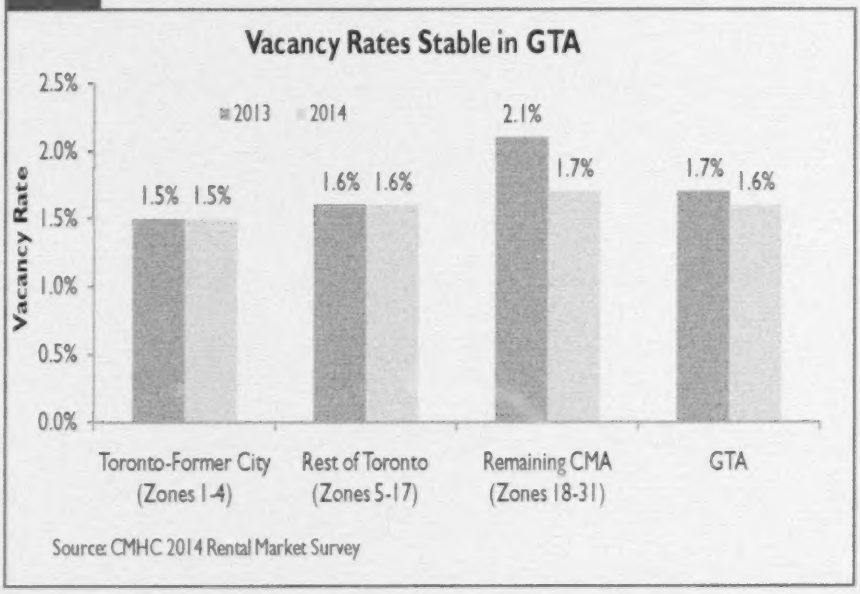
The average vacancy rate in Toronto Central (Zone 1) has declined to 1.4 per cent in 2014 from 1.7 per cent in the previous year. Rental market demand in the city's core is upheld by a large contingent of young professionals and students enrolled in the downtown's post-secondary institutions. University of Toronto and Ryerson University, which are the two largest education institutions in the area, saw growth of 1.6%[5] and 5.3%[6] respectively in terms of total student enrolments last year. This growth in student population has increased the demand for 'student rentals' as the majority of them live in private rental accommodation.

In the rest of the former City of Toronto (Zones 2, 3 and 4) vacancy rates have no statistically significant changes, with the exception of Toronto East (Zone 2). Toronto East has seen its vacancy rate climb to 1.9 per cent in 2014 from 1.1 per cent last year. This neighbourhood faces competition from relatively more affordable neighbouring areas. Toronto North and West (Zone 3 and 4) have maintained their low vacancy rates of 1.5 per cent. These two neighbourhoods have benefited from their close proximity to rapid transit networks, through which renters could easily reach the downtown core.

In the Rest of Toronto (Etobicoke, York, East York, Scarborough and North York: Zones 5-17), there is no statistically significant change in the overall vacancy rate. However, a few individual neighbourhoods have seen changes. The average vacancy rate in Scarborough East (Zone 12) has moved lower to 1.2 per cent in 2014, compared to the 1.8 per cent recorded in 2013. There is also no statistically significant change in the overall vacancy rate in North York (Zones 13-17) although North York-North Central (Zone 16) shows an increase in vacancies. Some of the demand for North York Central rentals may have shifted to North York – Southwest and Northwest (Zones 15 and 17), where vacancy rates dropped. These two zones offer more competitive rents, as well as receiving recurrent support from a large student population attending nearby York University.

In the outer suburbs of York and Halton regions, vacancy rates in 2014 did not show any statistically significant changes compared to last year's survey. However, Durham and Peel Regions stood out as their

Figure 4



[5] University of Toronto, Facts and Figures, November 1 2013

[6] Ryerson University, Key Statistics, November 1 2013

vacancy rates dropped from 2013. Lack of new rental supply in the latter regions appears to have kept vacancy rates low.

In the GTA, the highest rent is commanded in Toronto Central (Zone 1), with an average two-bedroom rent of $1,823. The highly sought after neighbourhoods within Toronto Central continues to boast higher rents. This area has also seen growth in the fixed-sample of average rents of 3.5 per cent, which is above the GTA average of 2.7 per cent. The rents for the inner suburbs of Toronto are more affordable. North York has the highest average two-bedroom rent among these areas at $1,192. This is followed by Etobicoke and Scarborough at $1,183 and $1,062 respectively. In the outer suburbs, rents are similar to those of the inner suburbs. The average two-bedroom rent is the highest in Halton Region at $ 1,230, while Durham region offered the lowest average two-bedroom rent at $1,021.

Supply and Demand Factors: New Supply of Purpose-Built Rental Units Low

New supply, both in terms of starts and completions, of purpose-built rental units continues to trail other housing types. The number of newly completed purpose-built rental units in the 12 months prior to June 30 (cut-off point to be included in our survey) is 1,104 units. By comparison, this is below the 1,896 units that have been recorded in the same period a year earlier. The number of rental units that are under construction in the Toronto CMA as of September is 2,212 units.

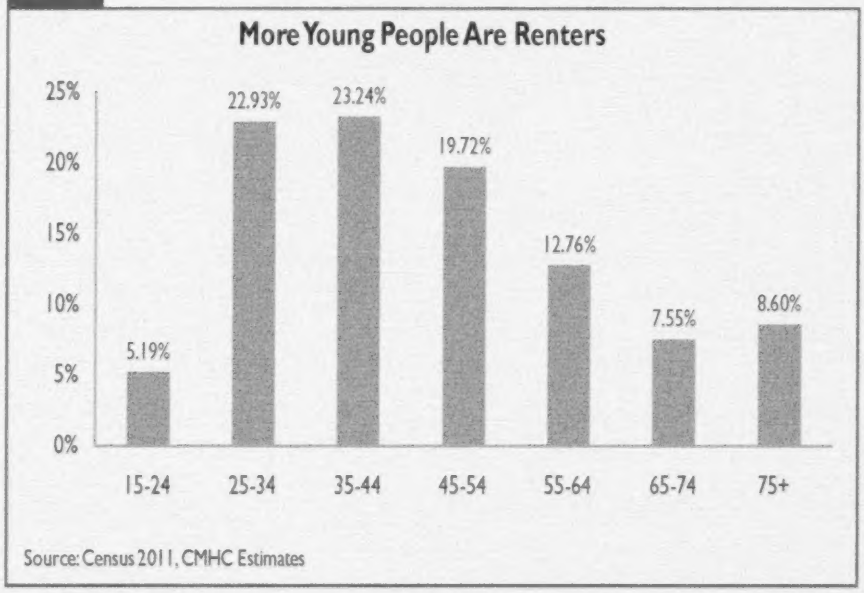
The rental market universe in 2014 for the GTA, a proxy for total rental market supply, has seen virtually no change from the previous year and edged up marginally by 0.3 per cent (or by about 1,100 units) in 2014. This rate of increase has lagged that of the current estimated annual pace of renter household formation of about 11,000 and exerted no pressure on unused capacity. Toronto Central (Zone 1) has seen the bulk of the growth in the rental market universe. The only other areas that have recorded notable growth in units are Toronto West (Zone 4) and Brampton West (Zone 21).

Millennials Driving Up Rental Demand

Strong population growth among millennials[7] or those in their early 20s to mid-30s has become an engine of growth for the rental market over the past several years. This generation of young adults are approaching the age at which they are more likely to live on their own either as renters or homeowners. Even older adults in their late 30s-early 40s, who have a higher propensity to own, have delayed entering into homeownership in favour of renting. More households in this age group wait longer to start a family until they improve their careers and achieve stronger economic security, thus delaying their transition to homeownership. The average first-time home buyer age in Toronto is 37 years.

Job creation so far this year has been particularly weak among the younger

Figure 5



[7] Statistics Canada, Census 2006-2011

population (aged 15 to 24 years) and has resulted in keeping many more young adults living at home with their parents. According to Statistics Canada's Census 2011 results and CMHC estimates, population growth among youth aged between 15 to 24 years has been losing speed and their household formation has been slow. Furthermore, their effect on the Toronto rental market has been relatively modest, given that this age cohort makes up only about 5 percent of the total rental households in the area.

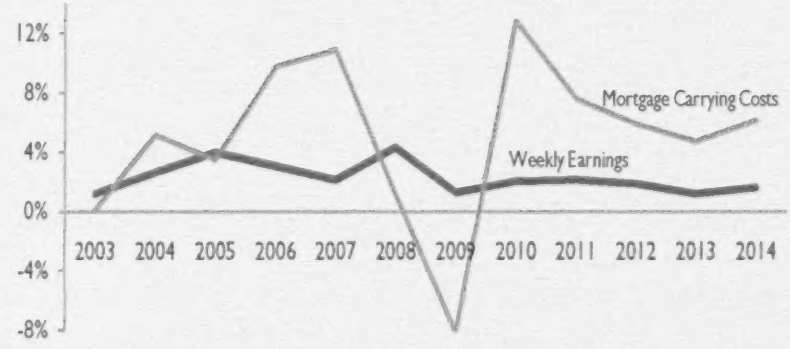
Renters Delaying Transition to Homeownership

Despite low mortgage rates that support low carrying costs, fewer renter households have been moving into homeownership in recent years. Relatively slow wage growth, increased labour market uncertainty and rising home prices have convinced many potential home buyers to rent for a longer period until they accumulate enough savings for a down payment or improve their employment situation. With households increasingly turning to the rental market for their housing needs, the vacancy rates in Toronto have remained low.

Higher demand for larger rental units indicates that space is at a premium. According to the October 2014 rental market survey, the vacancy rate was the lowest for larger apartment types (three-bedrooms or more) at 1.4 per cent. Demand for bachelor units within the former City of Toronto has also improved as more cost sensitive young professionals, many of whom are employed in the downtown area, chose the relatively affordable option of renting to meet their housing needs.

Figure 6

Change in Average Weekly Earnings vs. Mortgage Carrying Cost



Source: Statistics Canada, CREA, CMHC
Assumption: The monthly carrying cost calculation is based on the GTA average MLS® price, 5-yr discounted fixed mortgage rate, 5 per cent down payment and 25-yr amortization.

International Migration Less Supportive of Rental Demand

Immigration typically plays an important role in rental market demand, since many immigrant households choose to rent upon their arrival to Canada until they gain meaningful employment, accumulate savings and establish credit history. There was some easing in the rental demand this year as a result of weaker immigration flows but the impact appears to be relatively muted. The decline in the GTA net migration has been mainly driven by an outflow of people to other cities surrounding the GTA and other provinces.

Rents Grow Above Guideline

The average rent for two-bedroom apartments in structures that are common to the survey for both 2013 and 2014 have increased by 2.7 per cent in the GTA, down from 3.0 per cent in October 2013. This increase is well above the Ontario's annual rent increase guideline for 2014, which is 0.8 per cent. While overall rents have increased above the guideline, the rate of growth has slowed in 2014. Landlords have been forced to charge lower rents in order to remain competitive with rents charged in the rental condominium apartment market. Also, given that fact that the allowable rent increase for sitting tenants this year has dropped significantly from 2.5 per cent in 2013, the overall rate of increase has slowed.

The guideline is the maximum amount that rents can increase for existing tenants during the year

in buildings built before 1991. The wide gap between the guideline and actual increase points to a high level of tenant turnover in 2014. The movement appears to be within the purpose built rental market to newer and larger units found in convenient locations, also confirmed by tightening vacancy rates in the highest rent quintiles. Rent increases are varied across the GTA. On a regional basis, rent increases have ranged from a low of 2.4 per cent for two-bedroom purpose built rental apartment in Peel region, to a high of 3.9 per cent in Halton region.

Secondary Rental Market

The secondary rental market survey enumerates units that are not part of the purpose-built rental market. Rented condominium apartments represent the largest segment within the GTA's secondary rental market, with an estimated number of 92,257 units this year. The remainder is comprised of single-detached, semi-detached, and row homes along with duplexes. Accessory suites, many of which are basement apartments within single-detached houses, are another important group within the secondary rental market. The survey universe has increased this year, particularly among rented condominiums and single-detached homes. The average rent for these secondary units is stable compared to last year.

Strong Demand Lowers the Condo Vacancy Rate

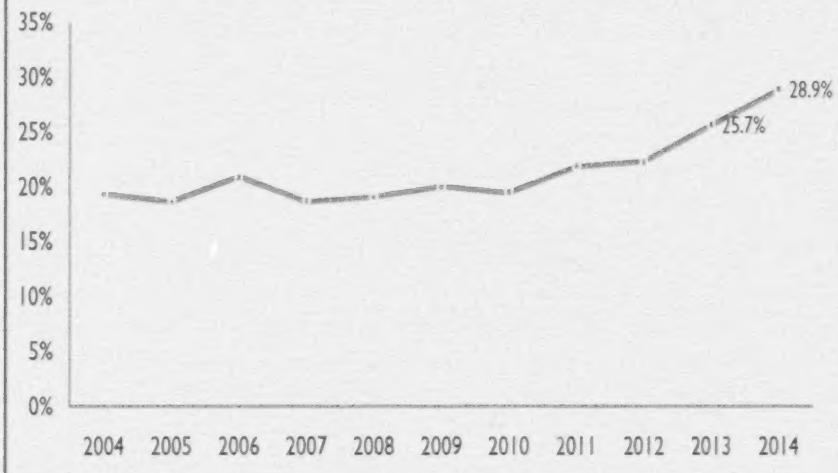
The vacancy rate among rented condominium apartments has shrunk to 1.3 per cent in October 2014, from the 1.8 per cent seen last fall. Although the supply of rented condominium apartments is up by more than 17.6 per cent (13,792 units), demand increased slightly faster, as measured by the increase in share of rental condominium apartments to almost 29 per cent from about 26 per cent a year earlier. Unlike in previous years, all new units added to the condominium apartment universe have been rented out in 2014. The popularity among renter households to live in rented condominiums is reflected by the fact that their vacancy rate moved below that of purpose-built rental accommodations this year, even though rental condominium units tend to carry a higher premium. Rental condominiums typically come with newer finishes, better amenities and are located in central locations, which have placed them in higher demand.

In the GTA, 50 per cent of the condominium apartments completed at the time of October 2014 survey have been rented[8]. At the same time, the total stock of condominium apartment units that are being rented out increased to 29 per cent in 2014 from 27 per cent in the previous year. Overall, there has been some shift in owner-occupied units into rental over the past few years, with the trend most consistent in Toronto Centre.

Despite the strength of demand for condominium apartment rentals this year, the fixed-sample average condominium apartment rent edged lower by 1.5 per cent in 2014 compared to the previous year. Given the increase in new supply of rental condominium apartment units this year, landlords appear to have limited rent increases, and keep rents low, in order to remain competitive.

Figure 7

Share of Condominiums Rented Out



Source: CMHC Rental Market Survey (2004-2014)

[8] CMHC 2014 Condominium Apartment Vacancy Survey

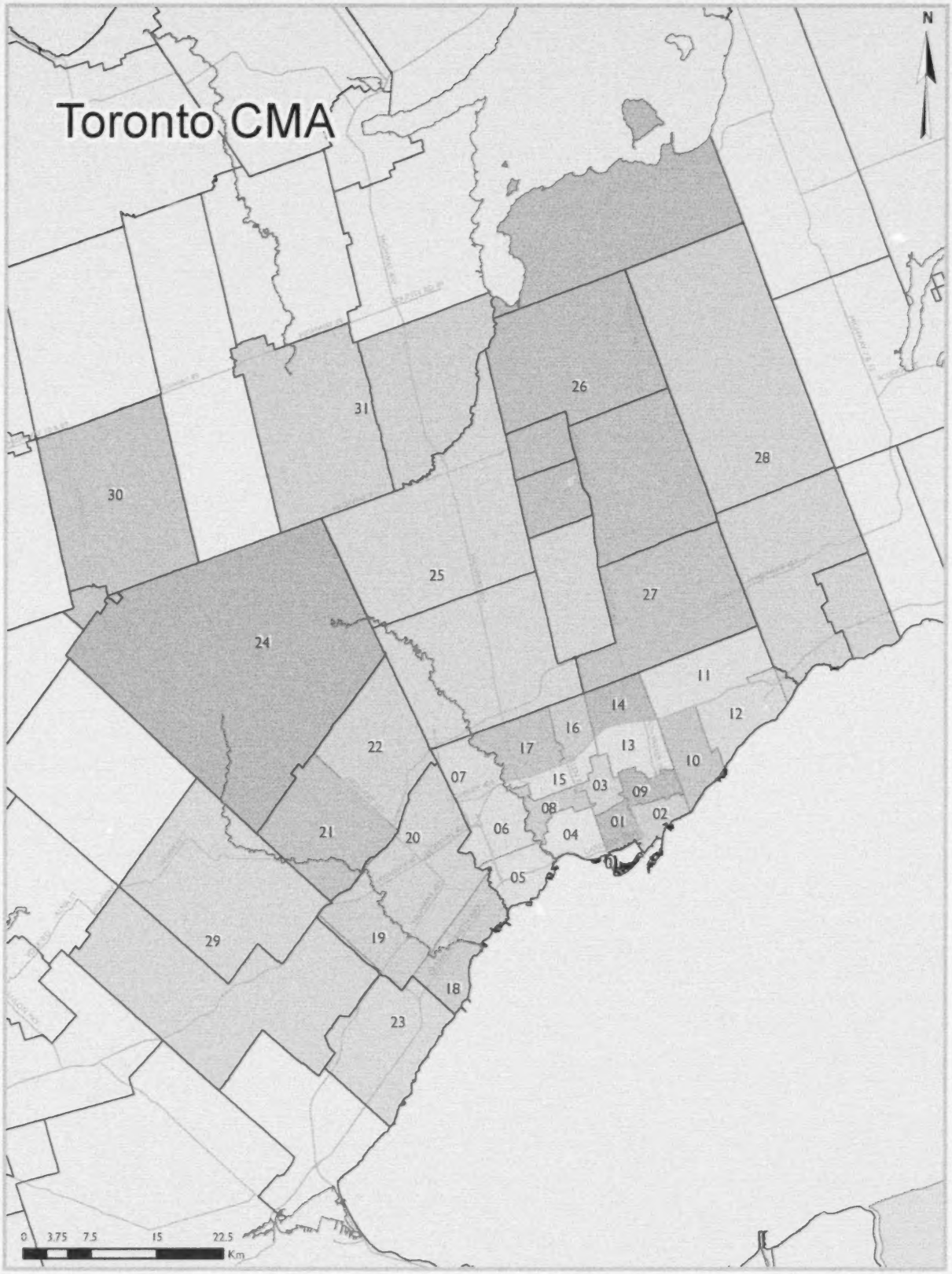
New Condo Rentals Concentrated in Toronto Centre

The growth in condominium apartment rentals has occurred throughout the City of Toronto, but is strongest in Toronto Centre, which captured 58 per cent of all new rental condominium units. Compared to the previous year, the growth in condominium apartment rentals in the City of Toronto is more than 20 per cent, while its vacancy rate is a low 1.1 per cent. Rental demand in this area is buoyed by population growth. According to the latest Census from Statistics Canada, the areas near the downtown core have exhibited some of the fastest population growth in the GTA, especially in the census tracts along the waterfront where many areas have grown by over 17 per cent.

Growth in rental condominium apartment supply is also strong in Toronto East, Durham and York Regions. Similar to the downtown core, despite growth in supply in these three areas, their corresponding vacancy rates have remained tight. Notably, Durham region has a rental condominium vacancy rate 0.8 per cent.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**


Toronto CMA
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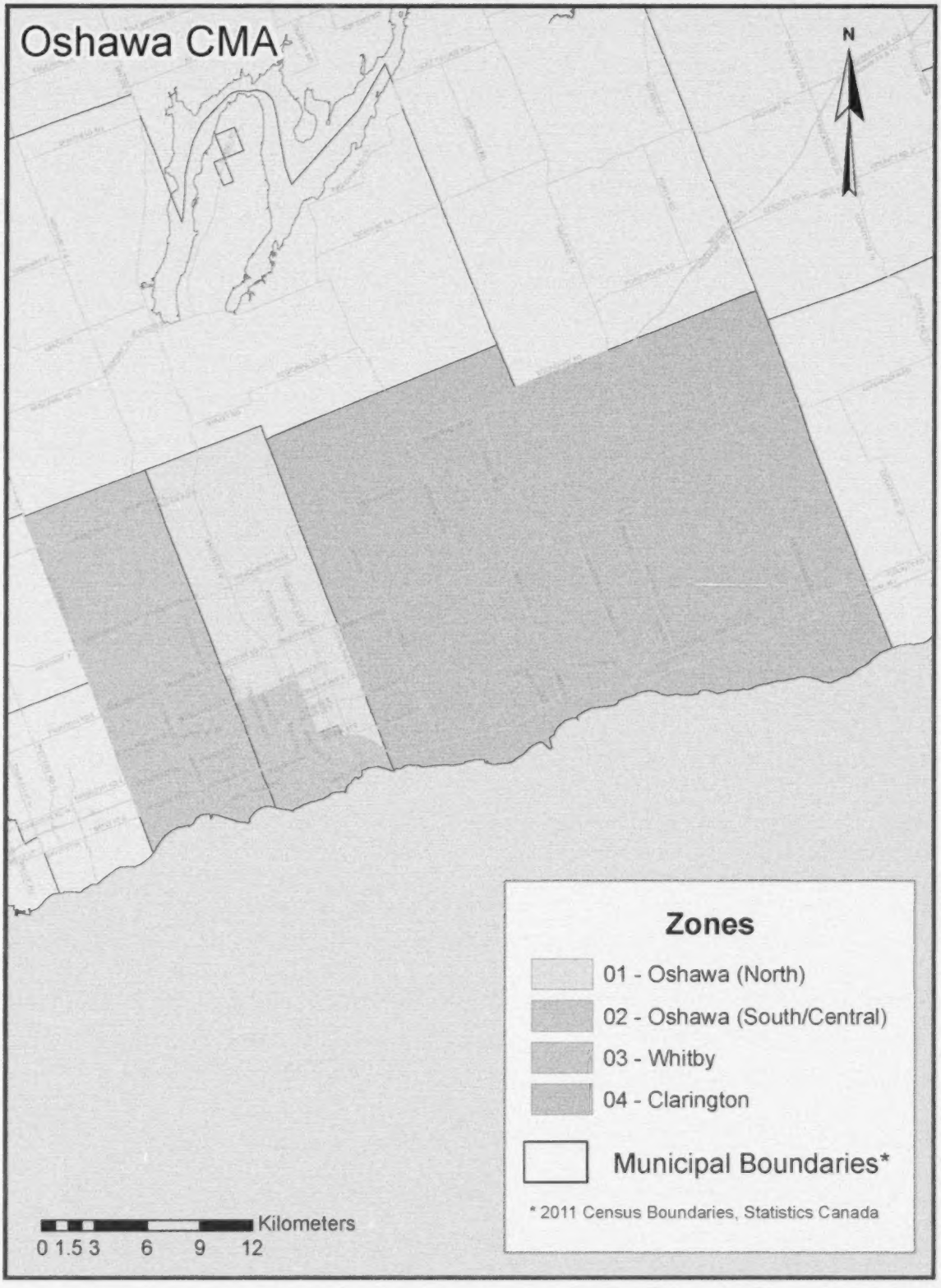
Oshawa CMA
N
Zones
01 - Oshawa (North)
02 - Oshawa (South/Central)
03 - Whitby
04 - Clarington
Municipal Boundaries*
* 2011 Census Boundaries, Statistics Canada
Kilometers
0 1.5 3 6 9 12

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.02, 0013, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.01, 0063.02, 0064, 0065, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.03, 0128.04, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139, 0140, 0141.01, 0141.02 and 0142.
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.01, 0047.02, 0048, 0049, 0050.01, 0050.02, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096, 0097.01, 0097.02, 0098, 0099, 0100, 0101, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	**East York (Borough)** - Census tracts - 0180, 0181.01, 0181.02, 0183, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195 and 0196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.03, 0355.04, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.03, 0260.04, 0260.05, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.01 and 0287.02.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.01, 0308.02, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290, 0291.01, 0291.02, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.45, 0516.46, 0516.47, 0550.01 and 0550.02.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03 ,0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	**Mississauga City**

RMS ZONE DESCRIPTIONS - TORONTO CMA (continued)	
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.30, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50 and 0576.51.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.18, 0576.20, 0576.22, 0576.24, 0576.35, 0576.36, 0576.37, 0576.38, 0576.39, 0576.40, 0576.45, 0576.46, 0576.47 and 0576.48.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.07, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	**Caledon** - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	**Richmond Hill** - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.012, 0424.13. ; **Vaughan** - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.20, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.23, 0412.24 and 0413 ; **King** - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	**Aurora** - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; **Newmarket** - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07. ; **Whitchurch-Stouffville** - Census tracts - 0430.02, 0430.03, 0430.04, 0431.01 and 0431.02; **East Gwillimbury** - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; **Georgina Township** - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03 and 0475; **Georgina Island** - Census tract - 0476.
Zone 27	**Markham Town** - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.03, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13 and 0403.14.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807 ; **Ajax** - Census tracts - 0805.02, 0805.04, 0805.05, 0805.06, 0805.08, 0805.09, 0805.10, 0805.12, 0805.13, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.01, 0820.02 and 0820.03 ; **Uxbridge** - Census tracts - 0830, 0831.01, 0831.02 and 0832.
Zone 29	**Milton** - Census tracts - 0620.01, 0620.02, 0620.04, 0620.05, 0620.06, 0620.07, 0621, 0622, 0623, 0624, 0625 and 0626; **Halton Hills** - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	**Orangeville** - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; **New Tecumseth** - Census tracts - 0483.01, 0483.02, 0484.01, 0484.02, 0485.01 and 0485.02.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.01, 0015.02, 0016.01 and 0016.02.
Zone 2	**Oshawa (South/Central)** includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011 and 0012.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.11, 0105.12 and 0105.13).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02 0202.03, 0202.04, 0202.05, 0202.07, 0202.08, 0202.09, 0202.10, 0202.11, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205 and 0206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	1.4 c	1.2 c	1.9 c	1.5 c	1.3 c	1.2 c	1.7 c	1.3 c	1.7 c	1.4 c
Zone 2-Toronto (East)	**	1.6 c	1.1 c	2.7 c	0.4 b	0.9 c	**	**	1.1 c	1.9 c
Zone 3-Toronto (North)	1.6 c	1.4 c	1.3 c	1.5 c	1.4 c	1.6 c	1.6 c	0.5 b	1.4 c	1.5 c
Zone 4-Toronto (West)	1.6 c	1.4 c	1.3 c	1.6 c	1.3 c	1.5 c	0.5 b	0.2 b	1.3 c	1.5 c
Toronto-Former City (Zones 1-4)	1.6 c	1.3 c	1.5 c	1.6 c	1.3 c	1.4 c	1.3 c	0.6 b	1.5 c	1.5 c
Zone 5-Etobicoke (South)	**	2.0 c	2.5 c	3.8 c	1.7 c	2.4 c	2.1 c	**	2.2 c	3.0 c
Zone 6-Etobicoke (Central)	5.6 c	2.4 c	2.7 c	2.9 c	1.5 c	1.5 c	1.4 c	2.0 c	2.0 c	2.1 c
Zone 7-Etobicoke (North)	0.0 a	**	0.4 b	0.9 c	1.1 c	1.0 c	0.9 c	0.9 c	0.9 c	1.0 c
Etobicoke (Zones 5-7)	4.4 c	2.1 c	2.4 c	3.1 c	1.5 c	1.7 c	1.3 c	1.7 c	1.9 c	2.2 c
Zone 8-York	1.9 c	2.1 c	2.6 c	2.2 c	1.4 c	1.5 c	1.9 c	**	2.1 c	1.9 c
Zone 9-East York	2.0 c	1.4 c	2.1 c	1.8 c	1.7 c	1.4 c	0.9 c	1.5 c	1.9 c	1.6 c
Zone 10-Scarborough (Central)	1.5 c	1.3 c	1.3 c	1.4 c	1.3 c	1.5 c	0.6 b	1.3 c	1.2 c	1.4 c
Zone 11-Scarborough (North)	2.3 c	3.1 c	1.3 c	1.7 c	2.0 c	1.4 c	0.9 c	1.9 c	1.7 c	1.6 c
Zone 12-Scarborough (East)	1.5 c	**	1.8 c	1.6 c	1.8 c	1.0 c	1.9 c	0.7 b	1.8 c	1.2 c
Scarborough (Zones 10-12)	1.6 c	1.7 c	1.4 c	1.5 c	1.6 c	1.3 c	1.2 c	1.2 c	1.5 c	1.4 c
Zone 13-North York (Southeast)	0.5 b	1.3 c	1.0 c	1.5 c	1.0 c	1.0 c	0.9 c	1.2 c	1.0 c	1.2 c
Zone 14-North York (Northeast)	0.0 a	2.1 c	1.3 c	1.7 c	1.2 c	1.2 c	1.1 c	1.2 c	1.2 c	1.4 c
Zone 15-North York (Southwest)	2.2 c	1.6 c	1.9 c	1.7 c	1.7 c	1.0 c	0.8 c	0.0 a	1.7 c	1.2 c
Zone 16-North York (N.Central)	**	5.5 d	0.7 b	1.1 c	0.8 c	2.0 c	1.0 c	1.7 c	0.9 c	1.7 c
Zone 17-North York (Northwest)	2.9 c	**	2.2 c	1.5 c	1.8 c	1.3 c	2.0 c	0.6 b	2.0 c	1.3 c
North York (Zones 13-17)	2.7 c	2.0 c	1.4 c	1.5 c	1.3 c	1.3 c	1.2 c	1.0 c	1.4 c	1.3 c
Rest of Toronto (Zones 5-17)	2.6 c	1.9 c	1.8 c	1.9 c	1.5 c	1.4 c	1.3 c	1.3 c	1.6 c	1.6 c
Toronto (Zones 1-17)	1.9 c	1.5 c	1.7 c	1.8 c	1.4 c	1.4 c	1.3 c	1.2 c	1.6 c	1.6 c
Zone 18-Mississauga (South)	**	**	2.4 c	1.8 c	1.6 c	1.9 c	1.6 c	3.7 d	2.0 c	2.0 c
Zone 19-Mississauga (Northwest)	0.0 a	0.0 a	1.6 c	0.8 c	1.3 c	1.6 c	0.7 b	2.9 c	1.3 c	1.4 c
Zone 20-Mississauga (Northeast)	2.7 c	**	2.4 c	1.3 c	3.1 c	1.3 c	4.1 c	2.2 c	3.0 c	1.4 c
Mississauga City (Zones 18-20)	2.6 c	2.7 c	2.3 c	1.5 c	2.3 c	1.6 c	2.6 c	2.8 c	2.3 c	1.7 c
Zone 21-Brampton (West)	**	**	2.2 c	1.7 c	1.2 c	2.4 c	4.7 c	**	2.0 c	2.2 c
Zone 22-Brampton (East)	2.7 c	**	3.1 c	1.0 c	2.8 c	1.4 c	2.3 c	2.2 c	2.8 c	1.4 c
Brampton City (Zones 21-22)	4.9 c	5.8 d	2.5 c	1.4 c	2.0 c	1.9 c	3.1 c	2.1 c	2.3 c	1.9 c
Zone 23-Oakville	0.0 a	3.0 c	1.4 c	1.2 c	1.4 c	1.6 c	0.8 c	1.0 c	1.3 c	1.5 c
Zone 24-Caledon	**	**	**	3.8 c	**	**	**	**	**	1.3 c
Zone 25-R. Hill, Vaughan, King	9.9 c	1.1 c	0.6 b	1.2 c	1.2 c	1.1 c	**	1.3 c	1.6 c	1.1 c
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.3 c	1.5 c	1.2 c	2.1 c	**	0.0 a	2.1 c	1.8 c
Zone 27-Markham	**	**	1.7 c	2.1 c	0.5 b	1.4 c	0.0 a	0.0 a	0.9 c	1.6 c
York Region (Zones 25-27)	**	2.3 c	1.5 c	1.6 c	1.0 c	1.5 c	2.1 c	0.5 b	1.6 c	1.5 c

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	9.0	4.4	1.1	1.1	1.5	0.1	0.3	1.2	1.1
Zone 29-Milton, Halton Hills	0.0	**	2.6	3.0	0.7	1.9	**	1.5	1.4	2.5
Zone 30-Orangeville	**	**	0.5	1.6	1.0	3.9	**	**	0.7	2.7
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	2.3	1.9	3.5	2.5	2.2	0.0	2.9	2.1
Remaining CMA (Zones 18-31)	3.8	3.4	2.2	1.5	1.9	1.7	2.2	2.0	2.1	1.7
Durham Region	2.0	3.3	2.5	1.4	1.8	1.8	1.6	1.4	2.0	1.7
York Region	**	2.3	1.5	1.6	1.0	1.5	2.1	0.5	1.6	1.5
Peel Region	3.2	3.4	2.4	1.5	2.2	1.7	2.8	2.6	2.3	1.7
Halton Region	0.4	3.3	1.7	2.0	1.6	1.4	1.9	0.5	1.6	1.6
Toronto GTA	**1.9**	**1.6**	**1.8**	**1.7**	**1.5**	**1.5**	**1.5**	**1.4**	**1.7**	**1.6**
Toronto CMA	**2.0**	**1.6**	**1.8**	**1.7**	**1.5**	**1.5**	**1.4**	**1.4**	**1.6**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	1.7	0.0	1.6	0.9	1.2	1.4	1.2	0.4	1.3	1.1
Zone 2 - Oshawa (S./Central)	**	**	3.3	2.3	2.5	2.3	4.1	3.9	2.8	2.5
Oshawa City (Zones 1-2)	1.2	4.2	2.6	1.7	2.0	1.9	3.0	2.4	2.2	2.0
Zone 3 - Whitby	**	0.0	2.6	1.2	1.7	1.7	1.7	1.8	2.0	1.5
Zone 4 - Clarington	**	**	0.0	0.0	2.0	1.0	6.0	3.6	1.5	1.0
Oshawa CMA	**1.1**	**3.1**	**2.4**	**1.5**	**1.9**	**1.9**	**2.8**	**2.3**	**2.1**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	990	999	1,255	1,307	1,700	1,823	**	**	1,359	1,402
Zone 2-Toronto (East)	767	835	1,019	1,041	1,248	1,256	1,360	1,547	1,047	1,071
Zone 3-Toronto (North)	944	962	1,188	1,225	1,567	1,614	2,249	2,550	1,290	1,338
Zone 4-Toronto (West)	790	815	1,035	1,080	1,312	1,390	1,767	1,690	1,069	1,131
Toronto-Former City (Zones 1-4)	907	928	1,157	1,201	1,521	1,596	2,445	2,316	1,237	1,286
Zone 5-Etobicoke (South)	788	783	883	889	1,069	1,076	1,357	1,405	976	984
Zone 6-Etobicoke (Central)	1,041	1,104	1,061	1,103	1,250	1,283	1,422	1,439	1,211	1,247
Zone 7-Etobicoke (North)	689	673	910	903	1,086	1,067	1,203	1,220	1,079	1,080
Etobicoke (Zones 5-7)	858	858	974	998	1,164	1,183	1,353	1,360	1,113	1,134
Zone 8-York	741	761	930	968	1,152	1,184	1,613	1,606	1,025	1,057
Zone 9-East York	828	808	949	966	1,205	1,219	1,558	1,537	1,071	1,083
Zone 10-Scarborough (Central)	787	805	886	916	1,023	1,050	1,181	1,180	971	1,003
Zone 11-Scarborough (North)	882	880	993	987	1,145	1,132	1,314	1,311	1,104	1,093
Zone 12-Scarborough (East)	769	788	908	922	1,030	1,036	1,169	1,210	1,013	1,029
Scarborough (Zones 10-12)	801	819	911	931	1,051	1,062	1,201	1,214	1,009	1,028
Zone 13-North York (Southeast)	753	787	964	986	1,148	1,186	1,371	1,442	1,096	1,134
Zone 14-North York (Northeast)	862	1,109	1,153	1,182	1,362	1,366	1,621	1,482	1,350	1,316
Zone 15-North York (Southwest)	766	759	898	962	1,074	1,151	1,329	1,440	1,021	1,092
Zone 16-North York (N.Central)	778	844	1,036	1,050	1,246	1,239	1,416	1,427	1,189	1,186
Zone 17-North York (Northwest)	698	769	864	885	1,015	1,061	1,198	1,265	977	1,017
North York (Zones 13-17)	739	851	970	999	1,162	1,192	1,393	1,400	1,117	1,140
Rest of Toronto (Zones 5-17)	788	819	951	978	1,141	1,164	1,365	1,369	1,080	1,102
Toronto (Zones 1-17)	876	899	1,035	1,071	1,225	1,264	1,488	1,484	1,134	1,166
Zone 18-Mississauga (South)	793	810	979	1,004	1,134	1,160	1,262	1,264	1,075	1,096
Zone 19-Mississauga (Northwest)	834	888	1,107	1,117	1,255	1,306	1,351	1,344	1,218	1,234
Zone 20-Mississauga (Northeast)	799	838	1,036	1,091	1,186	1,238	1,349	1,403	1,151	1,198
Mississauga City (Zones 18-20)	800	827	1,014	1,051	1,172	1,211	1,317	1,342	1,124	1,156
Zone 21-Brampton (West)	693	745	963	961	1,101	1,128	1,226	1,235	1,042	1,068
Zone 22-Brampton (East)	871	1,005	1,074	1,162	1,204	1,279	1,332	1,356	1,181	1,257
Brampton City (Zones 21-22)	755	794	1,003	1,032	1,148	1,195	1,296	1,312	1,104	1,150
Zone 23-Oakville	886	912	1,099	1,131	1,281	1,317	1,480	1,523	1,223	1,264
Zone 24-Caledon	**	**	**	977	**	1,017	**	**	**	1,003
Zone 25-R. Hill, Vaughan, King	870	877	1,046	1,081	1,235	1,297	1,463	1,521	1,160	1,207
Zone 26-Aurora, Newmkt, Whit-St.	741	707	958	996	1,075	1,097	1,206	1,140	1,032	1,050
Zone 27-Markham	773	**	1,029	1,031	1,183	1,191	1,333	1,410	1,128	1,125
York Region (Zones 25-27)	828	815	1,011	1,036	1,163	1,194	1,339	1,357	1,106	1,127

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	791	899	921	1,086	1,103	1,272	1,278	1,134	1,141
Zone 29-Milton, Halton Hills	703	711	929	963	1,090	1,121	1,377	1,420	1,030	1,062
Zone 30-Orangeville	784	865	891	934	1,036	1,087	1,204	**	966	1,014
Zone 31-Bradford, W. Gwillimbury	779	794	865	880	1,009	1,020	1,243	1,325	963	979
Remaining CMA (Zones 18-31)	801	827	1,009	1,042	1,165	1,205	1,317	1,341	1,119	1,153
Durham Region	714	726	872	885	997	1,021	1,189	1,203	980	1,000
York Region	828	815	1,011	1,036	1,163	1,194	1,339	1,357	1,106	1,127
Peel Region	787	819	1,010	1,046	1,164	1,206	1,312	1,335	1,118	1,154
Halton Region	878	891	1,034	1,079	1,183	1,230	1,396	1,432	1,142	1,189
Toronto GTA	**871**	**894**	**1,028**	**1,063**	**1,200**	**1,238**	**1,442**	**1,446**	**1,126**	**1,158**
Toronto CMA	**873**	**896**	**1,032**	**1,067**	**1,213**	**1,251**	**1,454**	**1,458**	**1,131**	**1,163**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	725	698	926	932	1,040	1,077	1,228	1,270	1,014	1,049
Zone 2 - Oshawa (S./Central)	665	674	804	808	938	945	1,064	1,071	903	909
Oshawa City (Zones 1-2)	680	680	857	858	979	1,000	1,126	1,158	948	966
Zone 3 - Whitby	789	799	938	951	1,021	1,040	1,122	1,127	992	1,009
Zone 4 - Clarington	**	829	792	908	939	1,050	1,166	1,257	895	1,010
Oshawa CMA	**713**	**724**	**874**	**885**	**985**	**1,010**	**1,126**	**1,153**	**955**	**978**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	6,591	6,622	14,960	15,164	6,497	6,752	720	968	28,768	29,506
Zone 2-Toronto (East)	1,167	1,163	3,537	3,546	1,785	1,781	190	192	6,679	6,682
Zone 3-Toronto (North)	5,025	4,974	15,293	15,303	8,391	8,383	1,051	1,053	29,760	29,713
Zone 4-Toronto (West)	4,514	4,497	11,512	11,579	5,539	5,662	647	692	22,212	22,430
Toronto-Former City (Zones 1-4)	17,297	17,256	45,302	45,592	22,212	22,578	2,608	2,905	87,419	88,331
Zone 5-Etobicoke (South)	867	867	4,521	4,526	4,517	4,506	373	376	10,278	10,275
Zone 6-Etobicoke (Central)	316	315	4,956	4,960	8,219	8,212	2,484	2,488	15,975	15,975
Zone 7-Etobicoke (North)	30	30	925	927	2,918	2,916	1,369	1,369	5,242	5,242
Etobicoke (Zones 5-7)	1,213	1,212	10,402	10,413	15,654	15,634	4,226	4,233	31,495	31,492
Zone 8-York	1,420	1,420	8,388	8,381	6,257	6,253	849	845	16,914	16,899
Zone 9-East York	994	976	9,974	9,986	6,589	6,584	1,009	1,004	18,566	18,550
Zone 10-Scarborough (Central)	593	592	6,988	6,997	8,305	8,292	1,590	1,585	17,476	17,466
Zone 11-Scarborough (North)	132	129	2,203	2,201	3,750	3,741	712	713	6,797	6,784
Zone 12-Scarborough (East)	88	89	2,925	2,923	5,468	5,455	1,488	1,485	9,969	9,952
Scarborough (Zones 10-12)	813	810	12,116	12,121	17,523	17,488	3,790	3,783	34,242	34,202
Zone 13-North York (Southeast)	222	243	6,185	6,154	8,635	8,643	1,883	1,884	16,925	16,924
Zone 14-North York (Northeast)	199	201	3,569	3,614	5,669	5,620	2,122	2,159	11,559	11,594
Zone 15-North York (Southwest)	284	289	3,728	3,731	4,404	4,408	824	824	9,240	9,252
Zone 16-North York (N.Central)	195	194	4,598	4,593	5,909	5,914	1,793	1,779	12,495	12,480
Zone 17-North York (Northwest)	592	590	5,785	5,735	8,269	8,324	2,447	2,452	17,093	17,101
North York (Zones 13-17)	1,492	1,517	23,865	23,827	32,886	32,909	9,069	9,098	67,312	67,351
Rest of Toronto (Zones 5-17)	5,932	5,935	64,745	64,728	78,909	78,868	18,943	18,963	168,529	168,494
Toronto (Zones 1-17)	23,229	23,191	110,047	110,320	101,121	101,446	21,551	21,868	255,948	256,825
Zone 18-Mississauga (South)	321	319	4,984	4,996	5,924	5,922	1,010	1,010	12,239	12,247
Zone 19-Mississauga (Northwest)	52	54	1,061	1,067	1,684	1,688	434	434	3,231	3,243
Zone 20-Mississauga (Northeast)	273	274	3,774	3,786	5,942	5,910	1,199	1,182	11,188	11,152
Mississauga City (Zones 18-20)	646	647	9,819	9,849	13,550	13,520	2,643	2,626	26,658	26,642
Zone 21-Brampton (West)	136	143	2,149	2,247	2,810	2,901	322	351	5,417	5,642
Zone 22-Brampton (East)	75	76	1,273	1,279	2,384	2,454	732	661	4,464	4,470
Brampton City (Zones 21-22)	211	219	3,422	3,526	5,194	5,355	1,054	1,012	9,881	10,112
Zone 23-Oakville	155	162	1,423	1,423	2,450	2,467	396	391	4,424	4,443
Zone 24-Caledon	11	11	25	32	37	32	7	5	80	80
Zone 25-R. Hill, Vaughan, King	75	75	656	654	956	950	107	107	1,794	1,786
Zone 26-Aurora, Newmkt, Whit-St.	58	58	702	702	948	946	102	102	1,810	1,808
Zone 27-Markham	12	12	612	617	879	880	89	89	1,592	1,598
York Region (Zones 25-27)	145	145	1,970	1,973	2,783	2,776	298	298	5,196	5,192

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	11	10	190	189	1,064	1,064	624	625	1,889	1,888
Zone 29-Milton, Halton Hills	30	32	553	551	820	820	64	64	1,467	1,467
Zone 30-Orangeville	47	47	332	331	353	356	37	37	769	771
Zone 31-Bradford, W. Gwillimbury	21	21	312	311	405	404	56	56	794	792
Remaining CMA (Zones 18-31)	1,277	1,294	18,046	18,185	26,656	26,794	5,179	5,114	51,158	51,387
Durham Region	385	371	3,694	3,680	7,737	7,757	1,597	1,592	13,413	13,400
York Region	145	145	1,970	1,973	2,783	2,776	298	298	5,196	5,192
Peel Region	868	877	13,266	13,407	18,781	18,907	3,704	3,643	36,619	36,834
Halton Region	288	296	4,719	4,718	8,185	8,202	1,138	1,139	14,330	14,355
Toronto GTA	**24,915**	**24,880**	**133,696**	**134,098**	**138,607**	**139,088**	**28,288**	**28,540**	**325,506**	**326,606**
Toronto CMA	**24,506**	**24,485**	**128,093**	**128,505**	**127,777**	**128,240**	**26,730**	**26,982**	**307,106**	**308,212**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	58	57	959	959	2,037	2,038	274	263	3,328	3,317
Zone 2 - Oshawa (S./Central)	157	144	1,432	1,404	2,950	2,941	361	364	4,900	4,853
Oshawa City (Zones 1-2)	215	201	2,391	2,363	4,987	4,979	635	627	8,228	8,170
Zone 3 - Whitby	147	147	855	854	1,205	1,209	259	259	2,466	2,469
Zone 4 - Clarington	9	10	192	208	362	386	24	26	587	630
Oshawa CMA	**371**	**358**	**3,438**	**3,425**	**6,554**	**6,574**	**918**	**912**	**11,281**	**11,269**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	3.7 b	3.8 b	3.8 a	3.5 b	2.7 a	3.3 c	2.8 b	**	3.5 a	3.5 b
Zone 2-Toronto (East)	4.1 d	3.3 c	3.0 a	3.9 c	2.8 c	2.5 c	**	3.4 d	3.1 c	3.3 c
Zone 3-Toronto (North)	3.6 a	3.9 b	3.0 a	3.2 b	2.6 a	2.7 a	2.7 b	1.0 a	3.0 a	3.1 a
Zone 4-Toronto (West)	3.6 b	2.8 b	2.7 a	2.7 b	2.9 c	2.4 b	0.7 b	1.4 c	2.9 a	2.6 a
Toronto-Former City (Zones 1-4)	3.7 c	3.5 c	3.2 a	3.2 b	2.7 a	2.8 a	2.3 b	1.4 c	3.1 a	3.1 a
Zone 5-Etobicoke (South)	**	3.4 d	3.3 c	5.0 c	2.3 c	3.1 c	**	**	3.0 b	4.2 b
Zone 6-Etobicoke (Central)	5.9 c	6.5 c	4.4 c	4.0 c	2.9 a	3.1 b	2.5 c	2.7 b	3.4 c	3.4 b
Zone 7-Etobicoke (North)	0.0 a	**	2.4 c	1.8 b	1.6 a	1.5 a	1.1 d	1.0 a	1.6 b	1.4 a
Etobicoke (Zones 5-7)	5.0 c	4.3 c	3.7 c	4.2 c	2.5 b	2.8 a	2.2 c	2.9 c	2.9 c	3.3 c
Zone 8-York	4.4 c	2.5 b	3.6 c	3.2 b	2.2 b	2.0 b	2.7 c	**	3.1 b	2.7 a
Zone 9-East York	2.6 b	2.4 b	3.3 c	2.9 a	3.3 b	2.4 a	1.5 b	3.7 c	3.2 a	2.7 a
Zone 10-Scarborough (Central)	3.0 b	2.1 b	2.7 a	3.0 b	2.3 a	2.3 a	1.1 d	2.0 a	2.4 a	2.5 a
Zone 11-Scarborough (North)	2.3 a	5.4 c	3.4 c	3.8 c	3.9 c	3.5 b	3.0 c	5.1 b	3.6 c	3.8 c
Zone 12-Scarborough (East)	5.9 d	**	3.4 c	3.1 c	3.5 c	2.3 b	3.2 b	2.1 a	3.4 c	2.5 a
Scarborough (Zones 10-12)	3.2 b	2.9 b	3.0 b	3.2 b	3.0 b	2.5 a	2.3 b	2.6 b	2.9 b	2.8 a
Zone 13-North York (Southeast)	2.3 c	1.3 d	3.0 b	3.0 c	2.5 a	2.5 a	2.4 b	2.8 b	2.7 a	2.7 a
Zone 14-North York (Northeast)	**	5.8 b	3.3 b	3.2 b	2.3 a	3.0 b	2.7 c	2.3 b	2.7 a	3.0 b
Zone 15-North York (Southwest)	5.4 c	2.9 c	4.2 c	2.5 b	2.8 a	2.0 b	1.7 c	0.3 a	3.3 b	2.1 a
Zone 16-North York (N.Central)	**	**	1.9 a	2.4 a	2.4 a	2.9 a	1.6 a	2.5 a	2.2 a	2.7 a
Zone 17-North York (Northwest)	5.4 b	**	4.0 c	2.8 b	3.0 a	2.6 a	3.4 b	1.9 a	3.5 a	2.6 a
North York (Zones 13-17)	4.9 c	3.5 c	3.3 c	2.8 b	2.6 a	2.6 a	2.5 b	2.1 a	2.9 a	2.6 a
Rest of Toronto (Zones 5-17)	4.2 c	3.2 c	3.4 c	3.2 b	2.7 a	2.6 a	2.3 b	2.5 a	3.0 a	2.8 a
Toronto (Zones 1-17)	3.8 c	3.4 c	3.3 c	3.2 b	2.7 a	2.6 a	2.3 b	2.4 a	3.0 a	2.9 a
Zone 18-Mississauga (South)	4.3 d	3.3 d	4.0 b	3.1 b	2.9 a	3.1 b	2.5 b	4.9 c	3.3 b	3.3 b
Zone 19-Mississauga (Northwest)	**	0.0 a	2.5 a	3.1 b	2.2 a	3.1 b	2.3 a	3.4 c	2.3 a	3.1 b
Zone 20-Mississauga (Northeast)	2.7 c	**	3.9 b	3.3 a	5.5 b	3.7 b	5.8 c	3.3 c	4.9 b	3.5 a
Mississauga City (Zones 18-20)	3.5 c	3.2 c	3.8 b	3.2 b	4.0 a	3.3 b	4.0 c	3.9 c	3.9 b	3.3 b
Zone 21-Brampton (West)	**	**	6.1 c	2.8 b	4.2 b	3.3 d	8.8 c	2.6 b	5.4 c	3.2 c
Zone 22-Brampton (East)	4.0 c	**	6.8 c	3.3 c	6.6 c	4.9 b	5.5 c	5.6 c	6.4 c	4.6 b
Brampton City (Zones 21-22)	6.3 c	**	6.3 c	3.0 b	5.3 b	4.0 b	6.6 c	4.6 c	5.8 c	3.8 b
Zone 23-Oakville	**	**	2.7 a	3.0 b	2.6 a	3.1 b	2.4 c	2.5 b	2.6 a	3.1 b
Zone 24-Caledon	**	**	**	3.8 a	**	2.5 a	**	**	**	2.5 a
Zone 25-R. Hill, Vaughan, King	**	1.1 a	1.4 a	2.5 b	3.1 b	2.2 b	4.5 d	2.5 b	3.2 b	2.3 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	3.2 c	2.9 c	1.7 b	2.6 c	4.0 d	0.0 a	2.8 c	2.6 b
Zone 27-Markham	9.4 c	**	1.7 b	3.5 d	1.5 b	2.9 c	2.5 c	0.0 a	1.7 a	3.0 c
York Region (Zones 25-27)	**	2.3 c	2.1 a	3.0 b	2.1 a	2.5 a	3.7 c	1.0 a	2.6 a	2.6 a

(continued)

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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	9.0 d	7.6 c	2.1 d	2.9 c	2.5 d	3.2 b	3.4 c	3.6 b	2.8 d
Zone 29-Milton, Halton Hills	5.5 d	**	5.1 b	5.0 c	2.3 c	4.2 b	4.0 c	4.6 c	3.5 b	4.6 b
Zone 30-Orangeville	**	**	0.5 b	2.5 b	2.4 c	4.2 c	2.7 c	**	1.4 c	3.2 c
Zone 31-Bradford, W. Gwillimbury	0.0 d	0.0 d	3.9 c	2.6 c	6.5 b	4.0 c	4.0 c	4.2 b	5.2 b	3.4 c
Remaining CMA (Zones 18-31)	5.5 d	4.2 d	4.0 a	3.1 a	3.8 a	3.4 a	4.3 a	3.7 a	4.0 a	3.4 a
Durham Region	2.4	4.0	3.6	2.5	2.8	2.9	3.4	3.4	3.1	2.9
York Region	**	2.3	2.1	3.0	2.1	2.5	3.7	1.0	2.6	2.6
Peel Region	4.2	4.0	4.4	3.1	4.3	3.6	4.8	4.1	4.4	3.5
Halton Region	2.3	5.5	3.1	3.5	2.9	3.1	3.3	1.4	3.0	3.1
Toronto GTA	**3.8**	**3.5**	**3.4**	**3.2**	**2.9**	**2.8**	**2.8**	**2.6**	**3.2**	**3.0**
Toronto CMA	**3.9**	**3.5**	**3.4**	**3.2**	**2.9**	**2.8**	**2.7**	**2.6**	**3.2**	**3.0**

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- indicates that the change is not statistically significant

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	4.1 d	0.0 b	2.6 a	1.5 a	2.4 a	2.0 a	1.2 a	0.8 a	2.4 a	1.7 a
Zone 2 - Oshawa (S./Central)	**	**	3.8 c	3.0 c	2.8 c	3.3 b	5.4 c	5.2 d	3.2 b	3.4 b
Oshawa City (Zones 1-2)	1.8 c	5.3 c	3.3 b	2.4 b	2.6 b	2.7 b	3.8 b	3.3 b	2.9 b	2.7 b
Zone 3 - Whitby	**	0.0 c	4.3 b	3.4 c	3.5 b	4.3 b	3.0 c	4.6 c	3.6 b	3.8 b
Zone 4 - Clarington	**	**	0.5 a	0.5 a	2.3 c	2.0 a	6.0 d	3.6 d	1.8 b	1.7 a
Oshawa CMA	**1.5 d**	**3.8 d**	**3.4 b**	**2.5 a**	**2.8 a**	**3.0 a**	**3.7 b**	**3.7 b**	**3.0 a**	**2.9 a**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1-Toronto (Central)	3.5 b	2.8 c	4.1 b	2.8 c	**	3.5 c	**	++	3.5 b	2.9 c
Zone 2-Toronto (East)	2.8 a	2.9 a	4.0 b	2.5 b	3.8 c	3.0 c	++	++	4.0 b	2.5 b
Zone 3-Toronto (North)	5.6 c	3.0 a	3.8 b	3.6 b	3.7 c	2.5 b	5.5 d	++	4.2 b	2.9 b
Zone 4-Toronto (West)	3.2 d	2.6 b	3.0 b	3.2 b	3.6 c	3.1 d	++	++	3.1 d	3.1 d
Toronto-Former City (Zones 1-4)	4.1 b	2.8 b	3.7 b	3.2 b	3.1 b	3.0 b	5.5 c	++	3.7 b	2.9 b
Zone 5-Etobicoke (South)	3.7 d	2.4 c	3.5 c	2.3 c	2.3 c	3.6 c	**	++	2.9 b	2.7 b
Zone 6-Etobicoke (Central)	**	**	4.8 c	3.2 c	3.4 d	3.1 d	1.8 c	2.8 c	3.7 c	3.0 c
Zone 7-Etobicoke (North)	++	++	++	3.1 d	2.8 c	**	3.1 d	5.2 d	**	2.7 c
Etobicoke (Zones 5-7)	5.0 d	2.6 c	3.4 c	2.9 c	2.9 b	3.0 c	2.6 c	2.8 b	3.1 c	2.9 b
Zone 8-York	4.4 c	3.3 d	1.5 c	4.9 d	2.2 c	**	3.6 d	++	2.2 c	4.3 d
Zone 9-East York	++	++	2.7 a	2.4 b	2.4 a	2.5 c	**	**	2.8 a	2.2 b
Zone 10-Scarborough (Central)	2.7 c	1.3 c	2.1 b	2.0 b	2.2 b	1.5 c	**	2.5 c	2.1 b	2.0 b
Zone 11-Scarborough (North)	1.4 d	0.6 b	2.5 a	0.8 d	2.1 a	0.6 b	2.9 a	**	2.2 a	++
Zone 12-Scarborough (East)	2.7 c	**	2.0 c	2.1 c	2.2 b	2.3 c	2.3 b	3.4 c	2.1 b	2.5 b
Scarborough (Zones 10-12)	2.5 c	1.4 c	2.2 b	1.8 c	2.2 b	1.6 b	2.2 b	2.6 c	2.1 b	1.8 b
Zone 13-North York (Southeast)	5.8 d	++	4.1 b	1.6 c	3.8 b	2.6 c	5.0 c	1.6 c	3.8 b	2.3 b
Zone 14-North York (Northeast)	++	++	3.7 d	2.1 c	3.3 c	2.3 c	4.0 c	++	3.3 c	2.0 c
Zone 15-North York (Southwest)	3.8 d	3.7 d	2.8 c	2.6 c	3.6 d	2.9 c	**	++	2.9 c	2.9 c
Zone 16-North York (N.Central)	4.2 d	++	4.2 c	2.0 c	4.1 c	1.2 c	4.0 b	1.8 c	4.0 c	1.6 c
Zone 17-North York (Northwest)	2.2 a	2.3 c	2.4 a	2.0 c	2.2 a	3.4 b	2.4 a	2.8 c	2.4 a	2.9 a
North York (Zones 13-17)	3.1 c	1.6 c	3.4 b	2.0 c	3.3 b	2.5 c	3.7 b	1.9 b	3.3 b	2.4 c
Rest of Toronto (Zones 5-17)	3.2 b	1.7 c	2.9 b	2.4 c	2.8 b	2.5 c	3.0 b	2.4 c	2.8 b	2.5 c
Toronto (Zones 1-17)	3.7 b	2.3 c	3.2 b	2.7 c	2.9 b	2.7 c	3.3 b	2.3 b	3.1 b	2.7 c
Zone 18-Mississauga (South)	4.3 d	**	2.3 c	2.8 c	3.5 d	2.5 b	**	++	2.9 b	2.2 b
Zone 19-Mississauga (Northwest)	++	4.3 d	2.3 b	1.9 c	2.2 b	2.8 c	1.3 a	++	2.2 b	1.6 c
Zone 20-Mississauga (Northeast)	4.0 d	**	2.3 b	3.3 d	3.7 b	1.5 c	3.6 c	0.9 c	3.5 b	1.7 b
Mississauga City (Zones 18-20)	3.7 d	2.8 c	2.3 b	2.9 c	3.4 c	2.1 c	3.2 c	++	3.1 b	1.9 b
Zone 21-Brampton (West)	++	**	2.2 a	2.6 c	1.9 a	3.4 c	2.3 b	1.8 c	1.9 a	2.9 b
Zone 22-Brampton (East)	2.9 a	1.0 d	2.1 a	3.2 d	1.9 a	3.3 d	2.0 a	2.1 b	2.0 a	3.0 d
Brampton City (Zones 21-22)	2.1 b	**	2.2 a	2.9 c	1.9 a	3.3 d	2.1 a	2.0 b	1.9 a	3.0 d
Zone 23-Oakville	2.8 c	2.9 b	2.5 b	2.8 c	3.0 b	2.6 b	++	3.2 c	2.8 a	2.6 b
Zone 24-Caledon	-	**	-	**	-	**	-	**	-	**
Zone 25-R. Hill, Vaughan, King	4.2 b	1.8 c	3.4 d	4.6 b	3.0 b	4.6 b	3.8 c	**	3.1 d	4.4 b
Zone 26-Aurora, Newmkt, Whit-St.	**	++	4.3 b	2.3 b	3.3 b	3.2 b	4.0 b	**	3.4 b	2.5 b
Zone 27-Markham	**	**	2.4 c	++	2.9 c	++	4.1 d	++	2.8 b	++
York Region (Zones 25-27)	7.9 c	++	3.4 b	2.7 b	3.1 b	2.7 b	4.0 c	**	3.2 b	2.5 b

(continued)

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.0 c	++	++	5.1 c	7.5 c	0.6 c	2.7 c	3.0 c
Zone 29-Milton, Halton Hills	4.1 d	++	2.0 c	2.6 c	++	2.9 c	3.5 b	3.0 c	1.3 a	2.8 c
Zone 30-Orangeville	**	12.4	++	5.7 c	3.9 d	5.2 c	**	**	1.9 b	5.8 c
Zone 31-Bradford, W. Gwillimbury	11.5 d	++	0.9 d	2.9 c	++	2.0 c	1.4 a	2.1 b	0.8 d	2.2 b
Remaining CMA (Zones 18-31)	3.9 b	2.4 b	2.4 b	2.9 b	2.9 b	2.6 b	3.1 b	1.2 a	2.7 b	2.4 b
Durham Region	**	2.9 b	3.1 b	3.0 b	4.1 b	3.0 b	6.4 b	2.0 b	4.1 b	2.8 b
York Region	7.9 c	++	3.4 b	2.7 b	3.1 b	2.7 b	4.0 c	**	3.2 b	2.5 b
Peel Region	3.2 c	2.6 c	2.3 b	2.9 b	3.0 b	2.4 b	2.9 b	0.8 a	2.8 b	2.2 b
Halton Region	4.0 c	2.8 c	3.2 b	3.9 b	3.1 b	3.9 b	3.0 c	3.3 c	3.1 b	3.7 b
Toronto GTA	**3.7 b**	**2.3 a**	**3.1 a**	**2.8 a**	**3.0 a**	**2.7 a**	**3.4 b**	**2.1 a**	**3.1 a**	**2.7 a**
Toronto CMA	**3.7 b**	**2.3 a**	**3.0 a**	**2.7 a**	**2.9 a**	**2.6 a**	**3.3 b**	**2.1 a**	**3.1 a**	**2.6 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Oshawa (North)	++	++	5.7 b	2.3 c	7.5 b	3.1 c	9.8 b	2.7 c	7.0 b	2.8 c
Zone 2 - Oshawa (S./Central)	**	**	**	3.7 c	4.3 d	2.0 c	5.7 d	2.9 c	4.0 d	2.4 b
Oshawa City (Zones 1-2)	**	**	3.4 c	3.1 c	5.6 b	2.5 c	7.4 c	2.8 c	5.2 b	2.5 b
Zone 3 - Whitby	**	3.8 d	2.1 b	1.7 c	2.2 b	2.1 b	2.1 c	0.9 a	2.0 b	2.2 b
Zone 4 - Clarington	**	**	2.7 c	9.3 d	++	10.3 c	++	**	2.2 c	8.3 b
Oshawa CMA	****	**2.9 c**	**3.0 b**	**3.1 c**	**4.6 b**	**2.8 b**	**6.1 b**	**2.5 b**	**4.4 b**	**2.8 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto-Former City (Zones 1-4)										
Pre 1960	2.3 b	2.0 a	1.6 a	2.3 b	1.7 a	1.8 a	1.2 a	0.3 b	1.8 a	2.1 a
1960 - 1974	1.4 a	1.3 a	1.5 a	1.2 a	0.9 a	1.3 a	1.4 a	1.0 a	1.3 a	1.2 a
1975 - 1989	0.7 a	0.1 b	1.2 a	0.9 a	0.8 a	1.4 a	1.5 a	0.0 a	0.9 a	0.7 a
1990 - 2004	0.0 a	**	**	0.4 d	0.6 a	**	**	**	1.2 a	0.3 b
2005+	**	**	2.2 a	2.8 b	0.5 b	**	**	**	**	2.4 b
Total	1.6 a	1.3 a	1.5 a	1.6 a	1.3 a	1.4 a	1.3 a	0.6 a	1.5 a	1.5 a
Rest of Toronto (Zones 5-17)										
Pre 1960	2.3 a	1.9 a	1.9 a	2.1 a	1.7 a	1.8 a	0.6 b	1.1 a	1.8 a	1.9 a
1960 - 1974	2.7 a	1.9 a	1.6 a	1.7 a	1.2 a	1.3 a	1.2 a	1.3 a	1.4 a	1.5 a
1975 - 1989	1.9 a	1.7 c	1.2 a	1.0 a	1.9 a	1.3 a	1.8 a	1.1 a	1.7 a	1.2 a
1990 - 2004	**	**	**	0.0 d	2.2 a	0.7 a	**	**	2.4 a	0.5 a
2005+	9.7 a	2.7 a	9.3 a	8.3 a	5.1 a	1.2 a	0.6 b	1.8 c	**	4.6 a
Total	2.6 a	1.9 a	1.8 a	1.9 a	1.5 a	1.4 a	1.3 a	1.3 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
Pre 1960	2.3 b	2.0 a	1.8 a	2.2 a	1.7 a	1.8 a	0.8 a	0.8 a	1.8 a	2.0 a
1960 - 1974	1.7 a	1.4 a	1.6 a	1.5 a	1.2 a	1.3 a	1.2 a	1.3 a	1.4 a	1.4 a
1975 - 1989	0.9 a	0.3 b	1.2 a	1.0 a	1.7 a	1.3 a	1.7 b	1.0 a	1.4 a	1.0 a
1990 - 2004	0.5 b	0.6 b	2.6 c	0.3 b	1.5 a	0.3 b	**	**	1.8 c	0.4 b
2005+	**	2.0 c	**	5.5 c	4.1 d	1.5 a	0.6 b	**	5.4 d	3.6 c
Total	1.9 a	1.5 a	1.7 a	1.8 a	1.4 a	1.4 a	1.3 a	1.2 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
Pre 1960	**	**	4.8 a	4.0 a	3.3 a	4.2 c	**	0.0 d	4.1 a	4.3 c
1960 - 1974	3.1 c	2.4 c	2.0 a	1.6 a	1.4 a	1.5 a	1.9 a	2.0 b	1.7 a	1.6 a
1975 - 1989	2.3 b	2.6 c	2.1 a	1.0 a	2.5 a	1.7 a	2.2 a	2.1 a	2.4 a	1.6 a
1990 - 2004	-	-	**	1.4 d	0.7 a	2.2 c	**	**	1.3 a	1.8 a
2005+	-	**	**	**	1.8 b	0.0 d	**	**	2.9 b	0.0 d
Total	3.8 c	3.4 c	2.2 a	1.5 a	1.9 a	1.7 a	2.2 a	2.0 a	2.1 a	1.7 a
Durham Region										
Pre 1960	**	**	5.3 a	2.1 c	1.9 c	1.6 c	0.0 d	0.0 d	3.3 c	1.9 c
1960 - 1974	2.6 c	1.4 a	2.0 b	1.3 a	2.2 a	1.9 a	2.8 b	3.0 a	2.2 a	1.9 a
1975 - 1989	0.0 d	**	2.0 a	1.2 a	1.2 a	1.7 a	0.5 a	0.3 b	1.2 a	1.4 a
1990 - 2004	-	-	**	**	1.2 a	**	**	**	1.8 c	1.2 a
2005+	-	-	**	**	**	**	**	**	**	**
Total	2.0 c	3.3 c	2.5 a	1.4 a	1.8 a	1.8 a	1.6 a	1.4 a	2.0 a	1.7 a

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
York Region										
Pre 1960	**	**	0.0 c	**	**	0.0 d	0.0 d	0.0 d	**	**
1960 - 1974	12.4 d	1.0 d	1.5 c	1.6 c	0.9 c	1.2 c	2.4 c	0.0 d	1.5 c	1.4 c
1975 - 1989	**	**	2.3 c	1.0 c	0.6 c	2.3 c	0.0 c	1.0 c	1.0 c	1.7 c
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	-	**	**	**	**	**	**
Total	**	2.3 c	1.5 c	1.6 b	1.0 c	1.5 b	2.1 c	0.5 c	1.6 c	1.5 b
Peel Region										
Pre 1960	**	**	**	5.1 d	4.3 d	4.7 d	**	**	5.7 d	5.5 d
1960 - 1974	2.1 c	2.0 c	2.2 c	1.6 c	1.6 c	1.5 c	2.1 c	2.4 c	1.9 c	1.6 c
1975 - 1989	3.8 c	4.2 c	2.2 c	1.0 c	2.9 c	1.7 c	3.2 c	3.1 c	2.8 c	1.7 c
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	-	**	**	**	1.8 c	**	**	**	3.0 c	**
Total	3.2 d	3.4 d	2.4 c	1.5 c	2.2 c	1.7 c	2.8 c	2.6 c	2.3 c	1.7 c
Halton Region										
Pre 1960	0.0 d	**	3.7 d	2.9 c	2.0 c	4.1 d	**	**	2.4 c	3.8 c
1960 - 1974	0.6 b	3.1 d	1.9 c	1.1 c	1.8 b	1.3 c	**	0.2 c	1.9 c	1.2 c
1975 - 1989	0.0 c	**	1.0 c	4.6 c	1.7 c	0.9 c	1.3 c	1.2 c	1.4 c	2.2 c
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	0.2 c	**	0.0 c	**	0.4 c	**
Total	0.4 b	3.3 d	1.7 c	2.0 c	1.6 c	1.4 c	1.9 c	0.5 c	1.6 c	1.6 c
Toronto GTA										
Pre 1960	2.4 b	2.1 b	1.9 c	2.3 c	1.8 c	1.9 c	0.8 c	0.8 c	1.9 c	2.1 c
1960 - 1974	1.8 c	1.5 c	1.6 c	1.5 c	1.3 c	1.4 c	1.4 c	1.4 c	1.5 c	1.4 c
1975 - 1989	0.9 c	0.6 c	1.5 c	1.2 c	2.1 c	1.5 c	1.9 c	1.4 c	1.8 c	1.3 c
1990 - 2004	0.5 b	0.6 b	2.5 c	0.5 b	1.4 c	0.6 c	**	**	1.7 c	0.6 c
2005+	**	1.9 c	5.5 c	5.2 c	2.4 c	1.3 c	3.0 d	1.5 d	4.0 d	3.4 c
Total	1.9 c	1.6 c	1.8 c	1.7 c	1.5 c	1.5 c	1.5 c	1.4 c	1.7 c	1.6 c
Toronto CMA										
Pre 1960	2.4 b	2.1 b	1.8 c	2.3 c	1.8 c	1.9 c	0.9 c	0.8 c	1.9 c	2.1 c
1960 - 1974	1.8 c	1.5 c	1.6 c	1.5 c	1.2 c	1.3 c	1.3 c	1.4 c	1.4 c	1.4 c
1975 - 1989	1.0 c	0.4 c	1.5 c	1.0 c	2.1 c	1.5 c	2.0 c	1.5 c	1.8 c	1.3 c
1990 - 2004	0.5 b	0.6 b	2.4 c	0.4 c	1.4 c	0.5 c	**	**	1.7 c	0.5 c
2005+	**	1.9 c	5.9 c	5.2 c	3.7 d	1.4 c	3.3 d	1.5 d	5.0 d	3.4 c
Total	2.0 c	1.6 c	1.8 c	1.7 c	1.5 c	1.5 c	1.4 c	1.4 c	1.6 c	1.6 c

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Oshawa CMA										
Pre 1960	**	**	6.0 a	2.9 c	2.6 c	1.9 c	**	**	3.9 a	2.3 c
1960 - 1974	1.5 d	0.7 b	2.0 b	1.2 a	2.3 a	1.9 a	3.4 c	3.2 b	2.3 a	1.8 a
1975 - 1989	0.0 d	**	1.8 c	1.2 a	1.1 a	1.8 a	1.2 a	0.9 a	1.3 a	1.7 a
1990+	-	-	**	**	1.2 b	0.7 b	**	**	1.7 c	0.9 a
Total	1.1 d	3.1 d	2.4 a	1.5 a	1.9 a	1.9 a	2.8 b	2.3 a	2.1 a	1.8 a

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto-Former City (Zones 1-4)										
Pre 1960	813 a	856 a	1,049 a	1,091 a	1,414 a	1,460 a	**	**	1,149 a	1,192 a
1960 - 1974	950 a	935 a	1,191 a	1,205 a	1,540 a	1,568 a	2,725 d	2,205 c	1,267 a	1,280 a
1975 - 1989	978 a	1,026 a	1,299 a	1,382 a	1,628 a	1,858 a	1,946 c	2,022 c	1,285 a	1,392 b
1990 - 2004	1,211 b	1,133 a	1,543 a	1,588 a	1,921 a	**	**	**	1,737 a	1,906 a
2005+	1,200 a	1,318 a	1,656 a	1,649 a	2,312 b	2,013 b	**	**	1,808 b	1,712 b
Total	907 a	928 a	1,157 a	1,201 a	1,521 a	1,596 a	2,445 a	2,316 a	1,237 a	1,286 a
Rest of Toronto (Zones 5-17)										
Pre 1960	736 a	754 a	882 a	907 a	1,037 a	1,062 a	1,193 a	1,223 a	946 a	971 a
1960 - 1974	837 a	827 a	969 a	989 a	1,151 a	1,170 a	1,394 a	1,388 a	1,109 a	1,123 a
1975 - 1989	707 b	1,007 c	950 a	1,039 a	1,173 a	1,217 a	1,301 a	1,346 a	1,110 a	1,180 a
1990 - 2004	**	**	1,258 d	1,028 a	1,446 b	1,452 b	**	**	1,384 b	1,386 b
2005+	1,182 a	1,203 a	1,378 a	1,404 a	1,592 b	1,649 a	1,742 b	1,712 b	1,477 a	1,511 a
Total	788 a	819 a	951 a	978 a	1,141 a	1,164 a	1,365 a	1,369 a	1,080 a	1,102 a
Toronto (Zones 1-17)										
Pre 1960	790 a	824 a	963 a	997 a	1,177 a	1,212 a	1,697 c	1,704 b	1,042 a	1,076 a
1960 - 1974	924 a	907 a	1,050 a	1,064 a	1,215 a	1,235 a	1,479 a	1,446 a	1,153 a	1,165 a
1975 - 1989	929 a	1,024 a	1,093 a	1,208 a	1,260 a	1,368 a	1,334 a	1,390 a	1,168 a	1,264 a
1990 - 2004	1,145 c	1,096 a	1,420 a	1,515 a	1,654 a	1,893 d	**	**	1,559 b	1,737 d
2005+	1,186 a	1,265 b	1,485 a	1,533 a	1,747 b	1,781 a	1,742 b	1,706 b	1,574 a	1,601 a
Total	876 a	899 a	1,035 a	1,071 a	1,225 a	1,264 a	1,488 a	1,484 a	1,134 a	1,166 a
Remaining CMA (Zones 18-31)										
Pre 1960	701 b	717 b	829 a	849 a	983 a	979 a	1,247 c	1,163 c	911 a	912 a
1960 - 1974	808 a	831 a	977 a	1,012 a	1,127 a	1,163 a	1,266 a	1,295 a	1,074 a	1,108 a
1975 - 1989	893 a	927 a	1,105 a	1,138 a	1,243 a	1,282 a	1,368 a	1,401 a	1,217 a	1,251 a
1990 - 2004	-	-	914 b	914 b	1,025 b	**	**	**	1,010 b	**
2005+	-	**	**	**	1,242 a	1,149 b	**	**	1,190 a	1,079 a
Total	801 a	827 a	1,009 a	1,042 a	1,165 a	1,205 a	1,317 a	1,341 a	1,119 a	1,153 a
Durham Region										
Pre 1960	643 a	652 b	739 a	751 a	953 a	935 a	**	1,086 b	857 a	850 a
1960 - 1974	709 a	731 a	887 a	895 a	994 a	1,017 a	1,135 a	1,179 a	974 a	997 a
1975 - 1989	766 b	774 c	926 a	949 a	1,020 a	1,054 a	1,232 a	1,228 a	1,032 a	1,058 a
1990 - 2004	-	-	904 b	873 b	997 a	1,012 a	**	**	978 a	975 a
2005+	-	-	**	**	**	1,353 a	**	**	**	1,241 b
Total	714 a	726 a	872 a	885 a	997 a	1,021 a	1,189 a	1,203 a	980 a	1,000 a

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
York Region										
Pre 1960	701 b	669 b	825 a	839 a	969 a	1,013 a	1,187 b	1,166 b	898 a	920 a
1960 - 1974	828 a	812 a	1,021 a	1,043 a	1,160 a	1,193 a	1,295 a	1,368 a	1,100 a	1,121 a
1975 - 1989	**	**	1,035 a	1,063 a	1,194 a	1,212 a	1,414 a	1,380 a	1,168 a	1,184 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	-	**	**	**	**	**	**
Total	828 a	815 a	1,011 a	1,036 a	1,163 a	1,194 a	1,339 a	1,357 a	1,106 a	1,127 a
Peel Region										
Pre 1960	618 b	678 b	821 a	846 a	942 a	979 a	**	**	871 a	889 a
1960 - 1974	792 a	815 a	958 a	994 a	1,105 a	1,139 a	1,247 a	1,270 a	1,056 a	1,088 a
1975 - 1989	900 a	934 a	1,119 a	1,152 a	1,255 a	1,294 a	1,388 a	1,433 a	1,226 a	1,259 a
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	-	**	**	**	1,244 a	1,149 c	**	**	1,190 a	1,077 c
Total	787 a	819 a	1,010 a	1,046 a	1,164 a	1,206 a	1,312 a	1,335 a	1,118 a	1,154 a
Halton Region										
Pre 1960	715 b	701 b	963 b	1,034 a	1,010 b	1,024 a	**	**	988 b	1,020 b
1960 - 1974	875 a	899 a	1,022 a	1,063 a	1,165 a	1,216 a	1,362 a	1,392 a	1,125 a	1,171 a
1975 - 1989	975 a	1,014 a	1,087 a	1,143 a	1,303 a	1,347 a	1,487 a	1,525 a	1,240 a	1,297 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	878 a	891 a	1,034 a	1,079 a	1,183 a	1,230 a	1,396 a	1,432 a	1,142 a	1,189 a
Toronto GTA										
Pre 1960	787 a	821 a	958 a	991 a	1,162 a	1,194 a	1,685 c	1,690 b	1,035 a	1,068 a
1960 - 1974	913 a	899 a	1,035 a	1,053 a	1,187 a	1,210 a	1,434 a	1,414 a	1,134 a	1,150 a
1975 - 1989	923 a	1,014 a	1,087 a	1,168 a	1,232 a	1,298 a	1,343 a	1,384 a	1,176 a	1,244 a
1990 - 2004	1,145 c	1,096 b	1,363 c	1,456 c	1,541 c	1,774 d	**	**	1,472 b	1,652 d
2005+	1,186 a	1,261 a	1,415 a	1,514 a	1,644 b	1,725 b	1,631 b	1,650 b	1,502 a	1,573 a
Total	871 a	894 a	1,028 a	1,063 a	1,200 a	1,238 a	1,442 a	1,446 a	1,126 a	1,158 a
Toronto CMA										
Pre 1960	788 a	822 a	960 a	993 a	1,169 a	1,201 a	1,686 c	1,692 b	1,039 a	1,071 a
1960 - 1974	915 a	901 a	1,039 a	1,056 a	1,199 a	1,222 a	1,447 a	1,424 a	1,140 a	1,155 a
1975 - 1989	927 a	1,019 a	1,097 a	1,181 a	1,251 a	1,319 a	1,349 a	1,395 a	1,188 a	1,258 a
1990 - 2004	1,145 c	1,096 b	1,392 c	1,492 c	1,608 c	1,857 d	**	**	1,523 b	1,710 d
2005+	1,186 a	1,261 a	1,421 a	1,519 a	1,649 b	1,734 b	1,634 b	1,652 b	1,507 a	1,578 a
Total	873 a	896 a	1,032 a	1,067 a	1,213 a	1,251 a	1,454 a	1,458 a	1,131 a	1,163 a

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Oshawa CMA										
Pre 1960	642 b	651 b	728 a	729 a	925 a	952 a	**	**	828 a	844 a
1960 - 1974	705 a	724 a	886 a	893 a	986 a	1,006 a	1,110 a	1,155 a	963 a	984 a
1975 - 1989	767 b	774 c	921 a	945 a	1,006 a	1,030 a	1,169 a	1,155 a	985 a	1,008 a
1990+	-	-	841 b	927 b	992 a	1,072 a	1,054 a	**	962 a	1,031 a
Total	713 a	724 a	874 a	885 a	985 a	1,010 a	1,126 a	1,153 a	955 a	978 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	**	**	**	2.0 c	**
6 to 19 Units	**	**	2.1 c	2.4 c	1.8 c	2.5 c	**	**	2.0 c	2.4 c
20 to 49 Units	1.8 b	1.8 b	1.7 b	1.7 b	1.4 a	1.7 b	1.9 c	0.0 c	1.7 a	1.7 a
50 to 99 Units	1.2 a	1.4 a	1.2 a	1.9 a	1.2 a	1.7 b	**	0.4 b	1.2 a	1.7 a
100 to 199 Units	2.2 b	1.8 b	2.6 a	2.2 b	0.9 a	1.4 a	2.9 c	2.8 b	2.2 a	2.0 a
200+ Units	1.0 a	0.9 a	1.0 a	1.0 a	1.0 a	1.0 a	2.0 a	0.6 b	1.0 a	1.0 a
Total	1.6 a	1.3 a	1.5 a	1.6 a	1.3 a	1.4 a	1.3 a	0.6 a	1.5 a	1.5 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	3.9 d	2.9 c	1.6 b	2.0 c	0.7 b	**	2.4 b	2.3 b
20 to 49 Units	1.9 c	2.8 b	1.7 b	2.5 a	1.2 a	1.8 a	2.0 c	1.2 a	1.5 a	2.2 a
50 to 99 Units	3.0 c	2.0 c	1.7 b	1.7 a	1.6 a	1.4 a	1.0 a	1.5 a	1.6 a	1.5 a
100 to 199 Units	1.5 a	0.9 a	1.1 a	1.4 a	1.2 a	1.2 a	1.2 a	1.3 a	1.2 a	1.3 a
200+ Units	2.7 b	1.8 b	2.1 a	1.9 a	1.7 a	1.3 a	1.4 a	1.2 a	1.8 a	1.5 a
Total	2.6 b	1.9 a	1.8 a	1.9 a	1.5 a	1.4 a	1.3 a	1.3 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	1.7 c	**	0.5 b	1.0 d	2.1 c	1.8 c
6 to 19 Units	**	3.0 c	3.0 c	2.7 c	1.7 b	2.2 c	0.4 b	**	2.3 b	2.4 b
20 to 49 Units	1.8 a	2.2 a	1.7 a	2.2 a	1.2 a	1.8 a	2.0 b	0.8 a	1.6 a	2.0 a
50 to 99 Units	1.7 a	1.6 a	1.5 a	1.8 a	1.5 a	1.4 a	1.1 a	1.4 a	1.5 a	1.6 a
100 to 199 Units	1.9 b	1.5 a	1.6 a	1.7 a	1.2 a	1.3 a	1.3 a	1.3 a	1.4 a	1.4 a
200+ Units	1.3 a	1.0 a	1.6 a	1.5 a	1.5 a	1.2 a	1.4 a	1.1 a	1.5 a	1.3 a
Total	1.9 a	1.5 a	1.7 a	1.8 a	1.4 a	1.4 a	1.3 a	1.2 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	0.0 d	**	5.0 d	3.4 d	4.5 d	**	**	0.0 d	4.7 d	4.9 d
6 to 19 Units	**	**	6.6 c	2.5 c	1.9 b	3.6 c	**	0.0 d	4.5 b	3.3 b
20 to 49 Units	**	**	1.8 c	2.2 b	1.6 a	2.0 a	3.9 c	3.6 c	2.1 a	2.2 a
50 to 99 Units	1.7 c	2.3 b	1.9 a	1.7 a	1.4 a	1.4 a	1.1 a	1.1 a	1.5 a	1.5 a
100 to 199 Units	1.4 d	**	1.7 a	1.2 a	1.9 a	1.2 a	1.5 a	1.7 a	1.8 a	1.3 a
200+ Units	2.4 a	0.0 d	2.1 a	1.2 a	2.2 a	1.9 b	3.5 a	3.3 c	2.3 a	1.8 a
Total	3.8 c	3.4 c	2.2 a	1.5 a	1.9 a	1.7 a	2.2 a	2.0 a	2.1 a	1.7 a
Durham Region										
3 to 5 Units	0.0 d	**	5.7 d	0.0 d	**	1.8 c	**	**	3.9 d	1.6 c
6 to 19 Units	4.0 d	0.0 d	4.7 d	2.5 c	3.0 c	2.9 b	0.0 d	**	3.5 b	2.7 b
20 to 49 Units	2.2 b	8.0 d	2.0 b	1.6 b	1.0 a	1.6 b	0.0 d	**	1.4 a	1.9 b
50 to 99 Units	0.0 d	**	2.1 c	1.4 a	2.1 b	1.5 a	1.1 a	0.9 a	1.8 b	1.4 a
100 to 199 Units	3.3 d	0.0 d	0.8 a	0.8 a	1.2 a	1.4 a	2.0 a	1.8 a	1.2 a	1.3 a
200+ Units	-	-	**	**	1.5 a	0.8 a	0.5 a	0.0 d	1.3 a	0.7 a
Total	2.0 c	3.3 c	2.5 a	1.4 a	1.8 a	1.8 a	1.6 a	1.4 a	2.0 a	1.7 a

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
York Region										
3 to 5 Units	**	**	0.0 d	**	0.0 c	0.0 c	**	0.0 d	**	**
6 to 19 Units	**	**	4.8 d	**	2.8 c	5.8 d	**	**	5.2 c	4.2 c
20 to 49 Units	**	2.5 a	1.3 a	0.8 a	2.6 b	1.8 a	**	**	2.9 a	1.5 a
50 to 99 Units	**	**	0.9 a	1.6 c	0.3 b	0.8 d	**	0.0 d	0.6 a	1.1 a
100 to 199 Units	**	**	1.2 a	1.2 a	0.5 a	0.7 a	**	0.8 a	0.7 a	0.9 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	**	2.3 c	1.5 b	1.6 b	1.0 a	1.5 b	2.1 c	0.5 b	1.6 a	1.5 b
Peel Region										
3 to 5 Units	0.0 d	**	**	**	**	**	**	0.0 d	5.5 d	**
6 to 19 Units	**	**	**	1.5 d	1.6 c	1.6 c	**	**	6.0 c	1.7 c
20 to 49 Units	**	**	2.6 c	2.5 c	1.7 a	2.2 b	4.1 c	4.1 c	2.5 b	2.7 b
50 to 99 Units	2.5 c	2.6 c	2.3 b	2.0 a	2.1 b	1.8 b	1.7 c	1.8 b	2.1 a	1.9 a
100 to 199 Units	**	**	1.8 a	1.2 a	2.3 a	1.3 a	1.9 a	2.0 b	2.1 a	1.4 a
200+ Units	3.1 b	0.0 d	2.1 a	1.2 a	2.2 a	1.9 b	4.0 b	3.8 c	2.3 a	1.8 b
Total	3.2 d	3.4 d	2.4 a	1.5 a	2.2 a	1.7 a	2.8 a	2.6 a	2.3 a	1.7 a
Halton Region										
3 to 5 Units	**	**	**	0.0 c	0.0 c	**	0.0 d	0.0 d	**	0.6 b
6 to 19 Units	0.0 d	**	**	4.0 d	1.2 a	3.7 d	0.0 d	0.0 d	1.2 a	3.9 c
20 to 49 Units	0.0 d	0.0 d	1.5 a	1.2 a	1.3 a	1.9 c	0.0 d	0.0 d	1.3 a	1.5 b
50 to 99 Units	1.1 a	2.8 c	2.0 a	0.9 a	1.1 a	0.6 a	2.4 c	1.1 d	1.5 a	0.8 a
100 to 199 Units	**	**	1.7 b	2.7 c	2.0 b	1.1 a	**	0.1 b	1.9 b	1.6 b
200+ Units	0.0 a	0.0 a	0.3 a	1.4 a	2.3 b	1.6 a	**	2.2 a	1.2 a	1.5 a
Total	0.4 b	3.3 d	1.7 a	2.0 b	1.6 a	1.4 a	1.9 c	0.5 b	1.6 a	1.6 a
Toronto GTA										
3 to 5 Units	**	0.7 b	2.2 c	**	1.7 c	**	1.6 c	1.0 d	2.3 c	1.9 c
6 to 19 Units	3.4 d	3.1 d	3.5 c	2.6 b	1.9 a	2.5 a	0.6 b	**	2.6 a	2.5 a
20 to 49 Units	2.0 a	2.3 a	1.7 a	2.2 a	1.3 a	1.8 a	2.6 a	2.1 b	1.7 a	2.1 a
50 to 99 Units	1.7 a	1.7 a	1.6 a	1.7 a	1.5 a	1.4 a	1.3 a	1.3 a	1.6 a	1.5 a
100 to 199 Units	1.9 b	1.6 b	1.6 a	1.6 a	1.4 a	1.2 a	1.5 a	1.4 a	1.5 a	1.4 a
200+ Units	1.3 a	1.0 a	1.6 a	1.4 a	1.6 a	1.3 a	1.6 a	1.3 a	1.6 a	1.3 a
Total	1.9 a	1.6 a	1.8 a	1.7 a	1.5 a	1.5 a	1.5 a	1.4 a	1.7 a	1.6 a
Toronto CMA										
3 to 5 Units	**	0.5 b	**	**	1.9 c	**	1.1 d	0.9 d	2.2 c	2.1 c
6 to 19 Units	3.5 d	3.4 d	3.5 c	2.6 b	1.7 b	2.4 b	0.6 b	**	2.5 a	2.5 a
20 to 49 Units	2.0 a	2.2 a	1.7 a	2.2 a	1.3 a	1.8 a	2.9 a	2.0 b	1.7 a	2.1 a
50 to 99 Units	1.7 a	1.7 a	1.6 a	1.8 a	1.5 a	1.4 a	1.1 a	1.3 a	1.5 a	1.6 a
100 to 199 Units	1.9 b	1.6 b	1.6 a	1.6 a	1.4 a	1.2 a	1.3 a	1.4 a	1.5 a	1.4 a
200+ Units	1.3 a	1.0 a	1.7 a	1.4 a	1.6 a	1.3 a	1.6 a	1.4 a	1.6 a	1.4 a
Total	2.0 a	1.6 a	1.8 a	1.7 a	1.5 a	1.5 a	1.4 a	1.4 a	1.6 a	1.6 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Oshawa CMA										
3 to 5 Units	0.0 d	**	**	0.0 b	**	2.0 c	**	**	4.2 c	1.9 c
6 to 19 Units	**	0.0 c	4.3 d	2.6 c	3.0 c	2.9 b	0.0 d	**	3.4 c	2.7 b
20 to 49 Units	0.0 c	**	2.1 b	1.5 c	1.1 a	1.7 b	0.0 c	**	1.4 a	2.0 b
50 to 99 Units	0.0 d	**	2.1 c	1.6 c	2.5 b	1.6 b	3.8 d	2.0 c	2.4 b	1.6 b
100+ Units	3.3 d	0.0 a	0.8 a	0.8 a	1.1 a	1.3 a	1.9 a	1.7 a	1.2 a	1.2 a
Total	1.1 d	3.1 d	2.4 a	1.5 a	1.9 a	1.9 a	2.8 b	2.3 a	2.1 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
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- indicates that the change is not statistically significant

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto-Former City (Zones 1-4)										
3 to 5 Units	678 b	**	1,018 b	1,030 a	1,422 a	1,473 a	**	**	1,293 c	1,317 b
6 to 19 Units	707 a	755 a	973 a	1,047 b	1,385 b	1,407 a	1,750 b	1,475 c	1,137 a	1,189 a
20 to 49 Units	796 a	821 a	1,035 a	1,065 a	1,380 a	1,374 a	2,577 c	2,827 c	1,054 a	1,089 a
50 to 99 Units	881 a	899 a	1,113 a	1,146 a	1,447 a	1,505 a	2,215 b	2,623 c	1,162 a	1,222 a
100 to 199 Units	942 a	957 a	1,223 a	1,287 a	1,593 a	1,706 b	2,608 b	3,102 c	1,316 a	1,406 a
200+ Units	985 a	1,000 a	1,237 a	1,275 a	1,623 a	1,730 b	**	1,980 c	1,302 a	1,338 a
Total	907 a	928 a	1,157 a	1,201 a	1,521 a	1,596 a	2,445 c	2,316 c	1,237 a	1,286 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	591 d	561 c	844 a	896 a	1,096 b	1,118 b	1,229 b	1,326 b	1,043 b	1,084 b
6 to 19 Units	817 b	774 b	860 a	872 a	1,063 a	1,062 a	1,392 b	1,391 a	986 a	992 a
20 to 49 Units	730 a	741 a	883 a	907 a	1,069 a	1,101 a	1,405 a	1,416 a	948 a	977 a
50 to 99 Units	798 a	802 a	914 a	933 a	1,067 a	1,092 a	1,223 a	1,222 a	1,006 a	1,028 a
100 to 199 Units	803 a	821 a	975 a	991 a	1,152 a	1,172 a	1,323 a	1,334 a	1,108 a	1,126 a
200+ Units	840 b	932 a	1,005 a	1,042 a	1,205 a	1,234 a	1,441 a	1,448 a	1,156 a	1,179 a
Total	788 a	819 a	951 a	978 a	1,141 a	1,164 a	1,365 a	1,369 a	1,080 a	1,102 a
Toronto (Zones 1-17)										
3 to 5 Units	656 b	**	987 b	999 b	1,289 a	1,346 a	**	**	1,211 b	1,243 b
6 to 19 Units	748 a	763 a	911 a	953 a	1,169 a	1,180 a	1,578 c	1,441 b	1,049 a	1,076 a
20 to 49 Units	773 a	793 a	937 a	964 a	1,136 a	1,160 a	1,748 b	1,855 c	986 a	1,017 a
50 to 99 Units	858 a	872 a	989 a	1,014 a	1,139 a	1,174 a	1,333 a	1,401 a	1,056 a	1,091 a
100 to 199 Units	890 a	906 a	1,051 a	1,078 a	1,203 a	1,236 a	1,386 a	1,419 a	1,150 a	1,183 a
200+ Units	962 a	988 a	1,113 a	1,154 a	1,308 a	1,366 a	1,535 a	1,483 a	1,212 a	1,243 a
Total	876 a	899 a	1,035 a	1,071 a	1,225 a	1,264 a	1,488 a	1,484 a	1,134 a	1,166 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	633 c	632 c	782 a	793 a	939 a	972 a	1,098 a	1,130 a	897 a	910 a
6 to 19 Units	678 b	723 a	846 a	871 a	1,070 a	1,082 a	1,284 a	1,232 a	965 a	983 a
20 to 49 Units	812 a	848 a	945 a	972 a	1,053 a	1,091 a	1,203 a	1,191 a	1,022 a	1,044 a
50 to 99 Units	828 a	836 a	980 a	1,017 a	1,128 a	1,164 a	1,287 a	1,318 a	1,085 a	1,116 a
100 to 199 Units	839 a	857 a	1,039 a	1,062 a	1,204 a	1,246 a	1,316 a	1,320 a	1,155 a	1,185 a
200+ Units	814 a	1,004 c	1,082 a	1,142 a	1,218 a	1,258 a	1,441 a	1,501 a	1,190 a	1,241 a
Total	801 a	827 a	1,009 a	1,042 a	1,165 a	1,205 a	1,317 a	1,341 a	1,119 a	1,153 a
Durham Region										
3 to 5 Units	602 b	632 a	745 a	791 a	853 a	899 a	994 a	1,044 b	818 a	867 a
6 to 19 Units	634 a	664 a	770 a	772 a	923 a	923 a	**	1,138 c	874 a	874 a
20 to 49 Units	713 a	733 a	843 a	861 a	988 a	994 a	1,253 c	1,072 a	933 a	936 a
50 to 99 Units	799 b	841 c	919 a	931 a	1,060 a	1,083 a	1,216 a	1,241 a	1,062 a	1,084 a
100 to 199 Units	804 a	754 a	953 a	971 a	1,021 a	1,056 a	1,110 a	1,144 a	1,010 a	1,043 a
200+ Units	-	-	**	**	1,075 a	1,143 a	1,329 a	1,324 a	1,134 a	1,183 a
Total	714 a	726 a	872 a	885 a	997 a	1,021 a	1,189 a	1,203 a	980 a	1,000 a

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
York Region										
3 to 5 Units	**	622 b	782 b	785	999	1,048 b	1,177	1,169 b	949	951 b
6 to 19 Units	727 b	744	862	873	1,013	1,037 b	**	**	938	949
20 to 49 Units	859	841	945	959	1,095	1,130	1,306	1,263	1,040	1,065
50 to 99 Units	810	816	1,047	1,086	1,178	1,245	1,275	1,440	1,124	1,169
100 to 199 Units	**	**	1,084	1,096	1,266	1,248	1,433	1,392	1,212	1,206
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	828	815	1,011	1,036	1,163	1,194	1,339	1,357	1,106	1,127
Peel Region										
3 to 5 Units	**	624 b	783	769	954	1,021	1,088	1,093	922 b	916 b
6 to 19 Units	571 b	677	812	872	1,024	1,097	**	1,247	922	987
20 to 49 Units	799	858	914	955	1,032	1,076	1,205	1,192	1,015	1,035
50 to 99 Units	816	812	947	983	1,080	1,114	1,254	1,282	1,039	1,069
100 to 199 Units	816	819	1,025	1,046	1,181	1,228	1,295	1,295	1,134	1,164
200+ Units	790	1,028	1,079	1,141	1,231	1,264	1,461	1,531	1,193	1,242
Total	787	819	1,010	1,046	1,164	1,206	1,312	1,335	1,118	1,154
Halton Region										
3 to 5 Units	**	**	1,019 d	**	1,010	1,002	1,099 b	1,195	1,025 b	1,053 b
6 to 19 Units	751 b	732 b	923 b	981 c	1,074 b	1,095 b	1,094 d	1,116 c	1,025 b	1,057 b
20 to 49 Units	885 d	865	1,030	1,021	1,108	1,125	1,119	1,151 b	1,078	1,082
50 to 99 Units	866	907	1,011	1,042	1,170	1,194	1,509 b	1,479 b	1,121	1,152
100 to 199 Units	897 b	915	1,061	1,124	1,224	1,289	1,400	1,446	1,186	1,248
200+ Units	977	1,004	1,055	1,094	1,278	1,362	1,692 b	1,715	1,196	1,278
Total	878	891	1,034	1,079	1,183	1,230	1,396	1,432	1,142	1,189
Toronto GTA										
3 to 5 Units	652 b	**	965 b	983	1,241	1,284	**	**	1,168 b	1,199 b
6 to 19 Units	736	756	893	930	1,112	1,129	1,521 c	1,405 b	1,019	1,044
20 to 49 Units	774	795	935	961	1,109	1,134	1,481 b	1,561 b	990	1,017
50 to 99 Units	854	867	986	1,012	1,129	1,163	1,306	1,362	1,061	1,094
100 to 199 Units	885	901	1,045	1,073	1,193	1,231	1,360	1,389	1,146	1,179
200+ Units	960	988	1,109	1,152	1,293	1,347	1,525	1,486	1,209	1,243
Total	871	894	1,028	1,063	1,200	1,238	1,442	1,446	1,126	1,158
Toronto CMA										
3 to 5 Units	654 b	**	972 b	986	1,266	1,317	**	**	1,189 b	1,219 b
6 to 19 Units	742	760	903	942	1,154	1,167	1,558	1,428 b	1,038	1,064
20 to 49 Units	775	796	938	965	1,118	1,145	1,495 b	1,589 b	991	1,021
50 to 99 Units	855	868	987	1,014	1,136	1,171	1,317	1,374	1,063	1,097
100 to 199 Units	886	902	1,049	1,075	1,203	1,239	1,371	1,400	1,152	1,183
200+ Units	960	988	1,110	1,153	1,294	1,347	1,525	1,485	1,209	1,243
Total	873	896	1,032	1,067	1,213	1,251	1,454	1,458	1,131	1,163

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Oshawa CMA										
3 to 5 Units	602 b	632 a	746 a	772 a	860 a	902 a	991 a	1,040 a	823 a	866 a
6 to 19 Units	632 a	664 a	769 a	774 a	904 a	927 a	1,076 a	1,123 b	859 a	876 a
20 to 49 Units	708 a	724 a	839 a	861 a	1,001 a	1,008 a	1,253 a	1,072 a	939 a	943 a
50 to 99 Units	799 b	841 a	906 a	914 a	1,024 a	1,044 a	1,146 a	1,192 a	995 a	1,019 a
100+ Units	804 a	754 a	962 a	982 a	1,036 a	1,070 a	1,127 a	1,160 a	1,024 a	1,056 a
Total	713 a	724 a	874 a	885 a	985 a	1,010 a	1,126 a	1,153 a	955 a	978 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	**	**	4.9	5.9	1.1	1.4	1.0	1.6	4.4	1.4	1.2	0.8
Zone 2-Toronto (East)	**	**	0.5	**	1.4	1.2	2.6	3.0	**	**	0.5	0.4
Zone 3-Toronto (North)	**	**	3.6	3.0	1.9	1.7	1.0	1.9	1.1	2.1	0.9	0.5
Zone 4-Toronto (West)	**	**	0.7	0.4	2.0	2.3	1.6	1.1	2.3	1.7	0.9	2.0
Toronto-Former City (Zones 1-4)	2.0	**	2.0	2.4	1.7	1.7	1.2	1.7	2.2	2.0	1.0	1.0
Zone 5-Etobicoke (South)	**	**	**	3.8	1.4	3.7	2.3	1.4	1.3	1.6	-	-
Zone 6-Etobicoke (Central)	0.0	**	1.2	1.2	0.8	0.9	1.5	0.9	1.1	1.6	3.5	3.2
Zone 7-Etobicoke (North)	**	0.0	1.8	0.5	**	1.1	0.9	0.7	0.8	0.8	**	1.2
Etobicoke (Zones 5-7)	**	**	2.9	3.0	1.3	3.0	1.6	1.0	1.1	1.5	2.7	2.6
Zone 8-York	**	**	4.9	**	1.9	2.1	1.9	2.5	0.6	1.0	2.8	2.2
Zone 9-East York	0.0	**	1.5	**	1.0	1.3	1.8	1.9	0.8	0.4	2.7	2.1
Zone 10-Scarborough (Central)	**	**	1.7	1.2	1.3	1.8	1.1	1.1	1.3	1.8	1.2	0.9
Zone 11-Scarborough (North)	-	-	**	**	**	**	**	**	1.6	1.5	1.8	1.5
Zone 12-Scarborough (East)	**	**	**	**	**	**	3.1	0.6	1.4	1.3	1.8	1.1
Scarborough (Zones 10-12)	**	**	1.7	1.2	1.4	2.1	1.6	1.0	1.4	1.6	1.5	1.1
Zone 13-North York (Southeast)	**	**	**	**	1.7	1.0	1.5	1.4	0.5	1.0	0.8	1.1
Zone 14-North York (Northeast)	**	**	**	**	**	**	**	**	1.0	1.2	1.1	1.2
Zone 15-North York (Southwest)	0.0	0.0	0.7	1.5	2.1	2.3	2.1	1.3	1.9	0.3	**	0.6
Zone 16-North York (N.Central)	0.0	**	1.9	1.3	0.5	1.8	1.2	3.4	0.6	1.1	1.0	1.5
Zone 17-North York (Northwest)	**	**	3.4	1.5	2.4	2.7	1.5	1.0	2.1	1.7	1.9	0.6
North York (Zones 13-17)	0.6	**	1.7	1.7	1.8	2.1	1.6	1.7	1.2	1.2	1.2	1.1
Rest of Toronto (Zones 5-17)	**	**	2.4	2.3	1.5	2.2	1.6	1.5	1.2	1.3	1.8	1.5
Toronto (Zones 1-17)	2.1	1.8	2.3	2.4	1.6	2.0	1.5	1.6	1.4	1.4	1.5	1.3
Zone 18-Mississauga (South)	**	**	**	2.1	3.8	5.0	2.4	1.8	1.4	2.1	0.8	0.8
Zone 19-Mississauga (Northwest)	**	**	**	**	2.4	0.5	0.4	1.7	1.3	0.6	**	**
Zone 20-Mississauga (Northeast)	-	-	**	**	1.4	0.7	2.4	2.7	2.7	1.2	3.5	1.2
Mississauga City (Zones 18-20)	**	**	**	1.6	2.7	2.9	2.2	2.0	1.9	1.5	2.5	1.3
Zone 21-Brampton (West)	**	**	**	**	1.8	1.9	1.9	1.4	2.4	0.5	0.8	**
Zone 22-Brampton (East)	-	-	-	-	-	-	**	**	2.6	1.1	3.0	1.7
Brampton City (Zones 21-22)	**	**	**	**	1.8	1.9	1.9	1.3	2.5	0.8	2.0	2.7
Zone 23-Oakville	0.0	**	2.0	4.5	1.8	1.7	1.0	0.6	0.8	0.8	**	**
Zone 24-Caledon	-	-	**	**	**	**	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	**	0.0	**	**	4.4	2.7	0.2	0.2	**	**	-	-
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	6.3	5.1	2.0	**	0.3	0.9	**	**	-	-
Zone 27-Markham	-	-	**	**	**	**	1.4	**	0.7	1.0	-	-
York Region (Zones 25-27)	**	**	5.2	4.2	2.9	1.5	0.6	1.1	0.7	0.9	-	-

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	4.5	1.4	1.6	0.3	0.8	-	-	**	**
Zone 29-Milton, Halton Hills	**	0.0	**	**	**	2.2	1.4	1.3	**	**	-	-
Zone 30-Orangeville	**	**	0.0	**	0.0	1.5	**	**	-	-	-	-
Zone 31-Bradford, W. Gwillimbury	**	**	**	0.0	2.2	3.5	**	**	**	**	-	-
Remaining CMA (Zones 18-31)	4.7	4.9	4.5	3.3	2.1	2.2	1.5	1.5	1.8	1.3	2.3	1.8
Durham Region	3.9	1.6	3.5	2.7	1.4	1.9	1.8	1.4	-	-	**	**
York Region	**	**	5.2	4.2	2.9	1.5	0.6	1.1	0.7	0.9	-	-
Peel Region	5.5	**	6.0	1.7	2.5	2.7	2.1	1.9	2.1	1.4	2.3	1.8
Halton Region	**	0.6	1.2	3.9	1.3	1.5	1.5	0.8	1.9	1.6	1.2	1.5
Toronto GTA	**2.3**	**1.9**	**2.6**	**2.5**	**1.7**	**2.1**	**1.6**	**1.5**	**1.5**	**1.4**	**1.6**	**1.4**
Toronto CMA	**2.2**	**2.1**	**2.5**	**2.5**	**1.7**	**2.1**	**1.5**	**1.6**	**1.5**	**1.4**	**1.6**	**1.4**

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	5.1 d	2.5 c	4.1 d	4.0 d	3.2 c	2.2 b	0.4 a	1.3 a	0.6 a	0.3 a
Zone 2 - Oshawa (S./Central)	3.6 d	2.7 c	3.9 c	3.0 d	1.1 c	2.3 b	3.9 d	1.4 a	1.8 a	3.1 a
Oshawa City (Zones 1-2)	4.0 d	2.6 c	4.0 c	3.2 d	1.5 a	2.3 b	2.4 b	1.4 a	1.0 a	1.3 a
Zone 3 - Whitby	**	0.0 d	2.1 c	1.6 c	1.4 a	0.9 a	**	**	1.4 a	1.2 a
Zone 4 - Clarington	**	0.0 d	**	1.4 c	**	1.6 a	**	**	**	**
Oshawa CMA	**4.2 d**	**1.9 c**	**3.4 c**	**2.7 b**	**1.4 a**	**2.0 b**	**2.4 b**	**1.6 b**	**1.2 a**	**1.2 a**

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto-Former City (Zones 1-4)										
LT $800	4.7 d	2.1 b	2.3 c	0.5 b	0.0 d	**	**	**	3.9 d	1.5 b
$800 - $899	1.2 a	0.8 a	1.6 c	**	0.6 d	0.0 d	**	**	1.4 a	2.1 c
$900 - $999	0.7 a	0.8 a	0.9 a	1.8 c	1.2 d	0.0 d	**	**	0.9 a	1.3 a
$1000 - $1099	0.9 a	1.0 a	1.1 a	1.2 a	0.9 a	**	**	**	1.0 a	1.1 a
$1100 - $1199	2.2 b	1.6 c	1.0 a	0.8 a	**	1.2 d	**	**	1.3 a	0.9 a
$1200+	3.0 c	1.7 c	1.8 a	1.9 a	1.9 b	1.4 a	1.2 a	0.6 a	1.8 a	1.6 a
Total	1.6 a	1.3 a	1.5 a	1.6 a	1.3 a	1.4 a	1.3 a	0.6 a	1.5 a	1.5 a
Rest of Toronto (Zones 5-17)										
LT $800	3.7 d	1.6 b	2.4 c	3.6 d	0.9 d	0.0 c	0.0 c	0.0 d	2.8 b	2.5 b
$800 - $899	2.2 c	2.8 b	1.7 a	1.4 a	2.5 c	2.7 c	0.0 c	0.0 c	1.8 a	1.6 a
$900 - $999	2.0 c	1.6 c	1.5 a	1.6 a	1.4 a	1.3 a	0.9 d	0.0 c	1.4 a	1.5 a
$1000 - $1099	**	**	1.0 a	1.3 a	1.2 a	1.3 a	0.5 a	0.0 b	1.1 a	1.2 a
$1100 - $1199	**	1.1 d	1.4 a	1.1 a	1.1 a	0.9 a	1.1 a	0.9 a	1.2 a	1.0 a
$1200+	**	**	5.3 a	4.1 a	1.7 a	1.5 a	1.3 a	1.3 a	1.9 a	1.7 a
Total	2.6 b	1.9 a	1.8 a	1.9 a	1.5 a	1.4 a	1.3 a	1.3 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
LT $800	4.3 d	1.9 b	2.4 c	2.6 c	0.8 d	0.0 c	0.0 d	0.0 d	3.2 a	2.1 b
$800 - $899	1.4 a	1.4 a	1.7 a	1.8 b	2.4 c	2.4 c	0.0 c	0.0 c	1.7 a	1.8 a
$900 - $999	0.8 a	1.0 a	1.3 a	1.6 a	1.3 a	1.2 a	0.8 d	0.0 c	1.3 a	1.4 a
$1000 - $1099	1.0 a	1.0 a	1.1 a	1.2 a	1.2 a	1.3 a	0.5 a	0.0 b	1.1 a	1.2 a
$1100 - $1199	2.0 b	1.5 c	1.2 a	0.9 a	1.2 a	0.9 a	1.0 a	0.9 a	1.2 a	0.9 a
$1200+	3.9 c	2.1 c	2.3 a	2.3 a	1.8 a	1.4 a	1.3 a	1.2 a	1.9 a	1.7 a
Total	1.9 a	1.5 a	1.7 a	1.8 a	1.4 a	1.4 a	1.3 a	1.2 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
LT $800	6.8 c	5.2 d	5.1 d	**	3.5 d	0.0 c	**	**	5.5 c	3.6 d
$800 - $899	0.8 a	2.4 c	2.8 b	1.9 b	1.4 a	2.6 c	**	**	2.3 b	2.1 b
$900 - $999	**	0.5 b	2.0 a	1.2 a	1.7 b	2.9 b	0.0 d	0.0 d	1.9 a	1.7 a
$1000 - $1099	**	**	1.0 a	1.1 a	1.2 a	1.0 a	**	2.1 c	1.2 a	1.1 a
$1100 - $1199	**	**	2.4 b	1.6 b	1.9 a	1.8 b	1.9 c	1.9 c	2.1 a	1.7 b
$1200+	**	**	1.4 a	1.5 a	1.4 a	1.4 a	1.8 a	2.0 a	1.5 a	1.6 a
Total	3.8 c	3.4 c	2.2 a	1.5 a	1.9 a	1.7 a	2.2 a	2.0 a	2.1 a	1.7 a
Durham Region										
LT $800	**	4.8 d	3.6 d	**	2.8 c	0.9 a	**	**	3.1 d	2.5 c
$800 - $899	4.4 d	**	2.9 c	0.9 a	3.4 c	2.6 c	**	**	3.3 c	1.9 b
$900 - $999	**	**	1.7 c	1.2 a	2.0 b	2.1 c	4.6 a	10.6 a	2.0 b	1.9 a
$1000 - $1099	**	**	1.0 a	0.0 a	0.8 a	1.1 a	**	**	1.5 a	1.1 a
$1100 - $1199	**	**	1.9 b	1.5 a	1.1 a	1.1 a	0.0 d	0.5 b	1.0 a	1.1 a
$1200+	**	**	**	**	0.8 a	0.8 a	0.3 a	0.6 a	0.5 a	0.7 a
Total	2.0 c	3.3 d	2.5 a	1.4 a	1.8 a	1.8 a	1.6 a	1.4 a	2.0 d	1.7 a

(continued)

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
York Region										
LT $800	**	**	**	**	**	**	**	**	**	**
$800 - $899	0.0	**	3.4	**	0.0	**	**	**	1.7	3.6
$900 - $999	**	**	0.8	0.9	2.0	3.6	**	**	1.5	2.0
$1000 - $1099	**	**	0.9	0.2	1.5	1.1	**	**	1.4	0.6
$1100 - $1199	**	**	2.6	1.8	1.3	0.0	**	**	1.8	0.8
$1200+	**	**	**	**	0.8	1.7	3.1	0.0	1.0	1.8
Total	**	2.3	1.5	1.6	1.0	1.5	2.1	0.5	1.6	1.5
Peel Region										
LT $800	5.4	5.1	**	**	3.0	**	**	**	6.2	4.5
$800 - $899	0.5	**	2.9	1.2	1.5	0.6	**	**	2.5	1.2
$900 - $999	**	**	2.2	1.2	1.5	2.0	**	**	2.0	1.4
$1000 - $1099	**	**	1.2	1.4	1.3	0.7	**	2.3	1.3	1.1
$1100 - $1199	**	**	2.1	1.4	2.2	2.2	2.2	2.3	2.1	1.9
$1200+	**	**	1.7	1.0	1.4	1.4	2.2	2.8	1.6	1.6
Total	3.2	3.4	2.4	1.5	2.2	1.7	2.8	2.6	2.3	1.7
Halton Region										
LT $800	0.0	**	**	**	0.0	0.0	**	**	**	**
$800 - $899	0.0	**	**	**	0.5	**	**	**	0.9	**
$900 - $999	2.3	1.8	0.9	0.6	0.0	**	**	**	0.6	1.1
$1000 - $1099	**	4.7	2.0	0.6	0.5	2.4	0.0	0.0	1.1	1.4
$1100 - $1199	**	**	2.9	1.5	4.1	1.0	2.0	0.0	3.5	1.1
$1200+	**	**	1.9	5.5	2.2	1.3	2.6	0.5	2.3	2.0
Total	0.4	3.3	1.7	2.0	1.6	1.4	1.9	0.5	1.6	1.6
Toronto GTA										
LT $800	4.3	2.1	2.8	2.6	1.3	0.2	0.0	0.0	3.4	2.2
$800 - $899	1.4	1.4	1.8	1.7	2.5	2.3	0.0	0.0	1.8	1.7
$900 - $999	0.9	1.0	1.4	1.5	1.4	1.5	1.5	0.6	1.4	1.5
$1000 - $1099	1.1	1.2	1.1	1.2	1.1	1.2	1.5	1.0	1.1	1.2
$1100 - $1199	2.0	1.5	1.4	1.0	1.6	1.2	1.2	1.0	1.5	1.1
$1200+	3.9	2.1	2.3	2.4	1.7	1.4	1.5	1.3	1.8	1.7
Total	1.9	1.6	1.8	1.7	1.5	1.5	1.5	1.4	1.7	1.6
Toronto CMA										
LT $800	4.4	2.1	2.7	2.7	1.2	0.0	0.0	0.0	3.4	2.2
$800 - $899	1.4	1.4	1.8	1.8	2.2	2.4	1.1	0.0	1.8	1.8
$900 - $999	0.9	0.9	1.5	1.6	1.4	1.5	0.8	0.0	1.4	1.5
$1000 - $1099	1.1	1.2	1.1	1.2	1.2	1.2	0.8	0.5	1.1	1.2
$1100 - $1199	2.0	1.5	1.4	1.0	1.4	1.2	1.2	1.1	1.4	1.1
$1200+	3.9	2.1	2.3	2.3	1.7	1.4	1.4	1.4	1.8	1.7
Total	2.0	1.6	1.8	1.7	1.5	1.5	1.4	1.4	1.6	1.6

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Oshawa CMA										
LT $700	**	5.5 d	5.4 c	4.5 d	0.0 d	**	**	**	3.4 d	4.6 d
$700 - $799	0.0 d	**	3.2 d	1.4 a	**	**	**	**	3.0 c	1.6 d
$800 - $899	**	0.0 d	2.7 b	1.0 a	3.6 c	2.8 c	**	**	3.3 c	2.0 b
$900 - $999	**	**	1.5 b	1.0 a	2.1 b	2.2 b	**	**	2.0 a	1.9 b
$1000 - $1099	**	**	1.1 a	0.0 d	0.7 a	1.0 a	4.8 c	2.3 d	1.6 b	1.0 c
$1100+	**	**	0.9 a	1.3 a	1.0 a	1.0 a	0.6 a	1.2 a	0.9 a	1.1 a
Total	1.1 d	3.1 d	2.4 b	1.5 a	1.9 a	1.9 a	2.8 b	2.3 a	2.1 a	1.8 a

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	2.6	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	0.7	0.0	2.4	2.3	1.9	1.6
Zone 7-Etobicoke (North)	-	-	-	-	**	0.6	2.8	1.2	2.4	1.0
Etobicoke (Zones 5-7)	-	-	-	-	1.1	0.4	2.6	1.7	2.2	1.3
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	-	**	-	**	**	**	0.0	**	0.0
Zone 10-Scarborough (Central)	-	-	-	-	1.8	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	3.6	0.4	3.2	0.6
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	1.1	**	5.6	1.5	4.5	3.1
Zone 13-North York (Southeast)	-	-	-	-	**	1.4	**	1.7	**	1.7
Zone 14-North York (Northeast)	-	-	-	-	**	**	**	0.8	0.6	0.9
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	7.1	7.0	3.5	3.1	4.0	3.4
North York (Zones 13-17)	-	-	-	-	**	1.7	5.0	1.9	4.5	1.8
Rest of Toronto (Zones 5-17)	**	-	**	-	1.4	2.0	4.3	1.7	3.7	1.8
Toronto (Zones 1-17)	**	-	**	**	1.4	1.9	4.2	2.0	3.6	2.0
Zone 18-Mississauga (South)	-	-	**	**	1.0	**	2.2	**	1.6	0.9
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	3.3	3.3	3.1	3.6
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1.1	2.8	1.0	2.8
Mississauga City (Zones 18-20)	-	-	0.0	2.5	0.4	2.1	1.8	2.8	1.6	2.7
Zone 21-Brampton (West)	-	-	**	**	**	**	**	1.1	**	1.1
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	**	1.0	**	0.9
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	2.8	**	**	**	0.6
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	2.8	**	**	**	0.6

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	2.5	0.8	1.5	2.8	2.1	2.4	2.0
Durham Region	-	-	**	**	**	4.9	1.2	2.0	1.1	2.1
York Region	-	-	**	**	**	2.8	**	**	**	0.6
Peel Region	-	-	**	2.5	0.7	1.9	2.7	2.4	2.4	2.3
Halton Region	**	**	**	**	1.2	0.7	1.5	0.7	1.3	0.7
Toronto GTA	**	**	0.0	1.2	1.3	1.6	3.0	1.9	2.6	1.8
Toronto CMA	**	-	**	2.4	1.2	1.8	3.6	2.1	3.1	2.0

The following letter codes are used to indicate the reliability of the estimates:
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	-	-	-	-	**	**	0.9	0.4	0.9	0.6
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	3.7	**	3.6	**	3.6
Oshawa City (Zones 1-2)	-	-	**	**	**	4.9	0.6	1.7	0.5	1.9
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	1.7	**	1.1
Oshawa CMA	-	-	**	**	**	4.9	0.5	1.7	0.5	1.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	2,382 b	**	2,254 b	**
Zone 4-Toronto (West)	-	-	**	**	-	**	2,326 d	2,631 b	2,326 d	2,550 b
Toronto-Former City (Zones 1-4)	-	-	**	**	1,911	1,892	2,269 b	2,391	2,229 b	2,314 b
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1,176 a	1,357	1,559 b	1,631 a	1,462 b	1,555 a
Zone 7-Etobicoke (North)	-	-	-	-	1,121 a	1,053	1,264 a	1,259 a	1,225 a	1,190 a
Etobicoke (Zones 5-7)	-	-	-	-	1,145 a	1,177	1,400 a	1,435	1,332 a	1,355
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	-	**	-	**	**	1,460 a	1,454 a	1,475 a	1,436 a
Zone 10-Scarborough (Central)	-	-	-	-	1,288 a	**	1,407 a	1,450 a	1,350 a	1,430 a
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	1,288 a	**	1,408 a	1,378 a	1,390 a	1,377 b
Zone 13-North York (Southeast)	-	-	-	-	1,390 a	1,381	1,602 b	1,541 b	1,582 b	1,512 b
Zone 14-North York (Northeast)	-	-	-	-	**	**	1,504 a	1,645 b	1,411 c	1,547 b
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	1,047 a	1,127	1,386 b	1,338 b	1,345 b	1,321 a
North York (Zones 13-17)	-	-	-	-	1,243 a	1,295	1,533 a	1,507 a	1,485 a	1,469 a
Rest of Toronto (Zones 5-17)	**	-	**	-	1,210 a	1,242	1,480 a	1,469 a	1,429 a	1,423 a
Toronto (Zones 1-17)	**	-	**	**	1,231 a	1,265	1,521 a	1,512 a	1,467 a	1,463 a
Zone 18-Mississauga (South)	-	-	**	**	1,061 a	1,042	1,366 a	1,461 b	1,233 a	1,273 b
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1,588 a	1,641	1,563 a	1,627 a
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1,468 a	1,496	1,414 a	1,441 a
Mississauga City (Zones 18-20)	-	-	**	979	1,113 a	1,119	1,491 a	1,528	1,426 a	1,459 a
Zone 21-Brampton (West)	-	-	**	**	**	**	1,424 b	1,477	1,424 b	1,477 b
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1,412 b	1,461	1,408 b	1,457 b
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	979	974	1,113	1,446	1,477	1,322	1,415
Durham Region	-	-	**	**	**	1,233	1,228	1,257	1,214	1,245
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	979	1,114	1,121	1,471	1,511	1,422	1,458
Halton Region	**	**	**	**	1,213	1,224	1,308	1,366	1,257	1,304
Toronto GTA	**	**	940	962	1,133	1,225	1,445	1,457	1,372	1,407
Toronto CMA	**	-	**	979	1,099	1,207	1,490	1,496	1,403	1,441

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1,210 b	1,292 a	1,210 b	1,292 a
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	**	1,199 b	**	1,202 b
Oshawa City (Zones 1-2)	-	-	**	**	**	1,233	1,240 b	1,254 a	1,236 b	1,252 a
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	1,532 b	**	1,329 b
Oshawa CMA	-	-	**	**	**	1,233	1,240 b	1,273 a	1,224 b	1,259 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	7	7	21	21	28	28
Zone 3-Toronto (North)	0	0	0	0	13	13	64	34	77	47
Zone 4-Toronto (West)	0	0	6	6	0	5	92	86	98	97
Toronto-Former City (Zones 1-4)	0	0	8	8	22	27	185	149	215	184
Zone 5-Etobicoke (South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6-Etobicoke (Central)	0	0	0	0	151	151	398	396	549	547
Zone 7-Etobicoke (North)	0	0	0	0	236	235	415	415	651	650
Etobicoke (Zones 5-7)	0	0	0	0	387	386	813	811	1,200	1,197
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	0	1	0	3	3	105	103	111	106
Zone 10-Scarborough (Central)	0	0	0	0	67	67	84	77	151	144
Zone 11-Scarborough (North)	0	0	0	0	40	40	275	275	315	315
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	107	107	376	369	483	476
Zone 13-North York (Southeast)	0	0	0	0	144	143	935	926	1,079	1,069
Zone 14-North York (Northeast)	0	0	0	0	130	102	506	420	636	522
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	42	43	486	485	528	528
North York (Zones 13-17)	0	0	0	0	348	320	1,982	1,886	2,330	2,206
Rest of Toronto (Zones 5-17)	2	0	1	0	885	856	3,340	3,233	4,228	4,089
Toronto (Zones 1-17)	2	0	9	8	907	883	3,525	3,382	4,443	4,273
Zone 18-Mississauga (South)	0	0	7	7	112	112	155	155	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	461	405	490	434
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,128	1,128	1,268	1,268
Mississauga City (Zones 18-20)	0	0	39	39	249	249	1,744	1,688	2,032	1,976
Zone 21-Brampton (West)	0	0	1	1	110	110	389	389	500	500
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	0	0	1	1	121	121	479	479	601	601
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 25-R. Hill, Vaughan, King	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	33	72	275	241	312	317
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	4	4	33	72	317	283	354	359

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	0	0	54	54	54	54
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	14	11	14	11
Remaining CMA (Zones 18-31)	0	0	44	44	484	523	2,882	2,789	3,410	3,356
Durham Region	0	0	33	33	63	64	904	938	1,000	1,035
York Region	0	0	4	4	33	72	317	283	354	359
Peel Region	0	0	40	40	370	370	2,223	2,167	2,633	2,577
Halton Region	2	2	48	48	502	503	1,102	1,097	1,654	1,650
Toronto GTA	**4**	**2**	**134**	**133**	**1,875**	**1,892**	**8,071**	**7,867**	**10,084**	**9,894**
Toronto CMA	**2**	**0**	**53**	**52**	**1,391**	**1,406**	**6,407**	**6,171**	**7,853**	**7,629**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	0	0	0	0	6	7	475	474	481	481
Zone 2 - Oshawa (S./Central)	0	0	1	1	54	54	338	337	393	392
Oshawa City (Zones 1-2)	0	0	1	1	60	61	813	811	874	873
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	32	32	0	0	31	67	63	99
Oshawa CMA	**0**	**0**	**33**	**33**	**60**	**61**	**850**	**884**	**943**	**978**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	3.5	11.1	3.0	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	0.7	1.3	2.7	3.0	2.1	2.6
Zone 7-Etobicoke (North)	-	-	-	-	**	0.6	3.4	2.2	2.8	1.7
Etobicoke (Zones 5-7)	-	-	-	-	1.1	0.9	3.1	2.6	2.5	2.1
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	-	**	-	**	**	2.2	0.0	2.2	0.0
Zone 10-Scarborough (Central)	-	-	-	-	7.0	**	**	**	11.5	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	4.0	0.4	3.8	1.0
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	5.4	**	6.6	1.5	6.3	3.3
Zone 13-North York (Southeast)	-	-	-	-	**	1.4	**	3.4	**	3.0
Zone 14-North York (Northeast)	-	-	-	-	**	**	2.0	0.8	1.4	1.1
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	7.1	9.3	5.1	4.5	5.4	4.9
North York (Zones 13-17)	-	-	-	-	2.6	2.3	**	3.0	5.7	2.9
Rest of Toronto (Zones 5-17)	**	-	**	-	2.3	2.6	5.3	2.6	4.7	2.6
Toronto (Zones 1-17)	**	-	**	**	2.2	2.5	5.2	3.0	4.6	2.9
Zone 18-Mississauga (South)	-	-	**	**	1.0	**	3.7	**	2.5	0.9
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	7.9	7.2	7.4	7.2
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	3.8	4.4	3.6	4.2
Mississauga City (Zones 18-20)	-	-	5.3	2.5	0.9	2.1	4.9	4.8	4.3	4.4
Zone 21-Brampton (West)	-	-	**	**	**	**	**	2.7	**	2.6
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	**	2.3	**	2.1
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	4.2	**	**	**	1.6
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	4.2	**	0.7	**	1.4

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	5.3 d	2.5 d	1.7 d	1.9 d	5.1 d	3.7 d	4.5 d	3.4 d
Durham Region	-	-	**	**	**	4.9 c	3.9 d	3.6 d	3.5 d	3.5 d
York Region	-	-	**	**	**	4.2 c	**	0.7 d	**	1.4 d
Peel Region	-	-	5.3 d	2.5 d	1.4 d	1.9 d	5.3 d	4.2 d	4.9 d	3.9 d
Halton Region	**	**	**	**	2.1 d	2.1 d	2.9 d	1.9 d	2.5 d	1.9 d
Toronto GTA	**	**	2.0 d	1.2 d	2.2 d	2.4 d	4.7 d	3.2 d	4.2 d	3.0 d
Toronto CMA	**	-	5.1 d	2.4 d	2.0 d	2.3 d	5.2 d	3.3 d	4.6 d	3.1 d

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	-	-	-	-	**	**	4.1 d	1.9 d	4.1 d	2.1 d
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	3.7 d	**	4.7 d	**	4.6 d
Oshawa City (Zones 1-2)	-	-	**	**	**	4.9 c	3.4 d	3.1 d	3.1 d	3.2 d
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	5.1 d	**	3.3 d
Oshawa CMA	-	-	**	**	**	4.9 c	3.3 d	3.2 d	2.9 d	3.2 d

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1-Toronto (Central)	-	-	-	-	-	-	-	-	-	-
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	**	++	4.9	++	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	++	**	++	++
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	++	**	2.8	**	2.6	**
Zone 7-Etobicoke (North)	-	-	-	-	3.4	++	1.1	1.3	**	++
Etobicoke (Zones 5-7)	-	-	-	-	2.3	5.3	1.8	4.7	2.1	4.0
Zone 8-York	-	-	-	-	-	-	-	-	-	-
Zone 9-East York	**	-	**	-	**	**	2.0	++	2.0	++
Zone 10-Scarborough (Central)	-	-	-	-	**	**	++	++	**	++
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	-	-	-	-
Scarborough (Zones 10-12)	-	-	-	-	**	**	2.0	++	2.6	++
Zone 13-North York (Southeast)	-	-	-	-	++	++	5.1	++	4.7	++
Zone 14-North York (Northeast)	-	-	-	-	**	**	5.3	**	5.4	**
Zone 15-North York (Southwest)	-	-	-	-	-	-	-	-	-	-
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	-4.8	11.1	++	4.3	++	4.6
North York (Zones 13-17)	-	-	-	-	**	++	4.6	++	4.5	++
Rest of Toronto (Zones 5-17)	**	-	**	-	2.2	2.0	3.3	++	3.5	++
Toronto (Zones 1-17)	**	-	**	**	2.2	2.0	3.2	++	3.3	++
Zone 18-Mississauga (South)	-	-	**	**	**	0.7	++	4.8	++	4.2
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	5.4	**	5.3	**
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	3.4	++	3.5	++
Mississauga City (Zones 18-20)	-	-	**	**	++	++	3.6	2.9	3.5	2.2
Zone 21-Brampton (West)	-	-	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	5.3	3.3	5.4	3.3
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	-	**	-	**	-	**	-	**
Zone 27-Markham	-	-	-	-	-	-	-	-	-	-
York Region (Zones 25-27)	-	-	-	**	-	**	-	**	-	**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	-	-	-	-	-	-
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	-	-	-	-
Remaining CMA (Zones 18-31)	-	-	**	**	++	++	3.6 c	2.8 c	3.5 c	2.2 c
Durham Region	-	-	**	**	**	**	3.5 c	0.8 c	4.2 c	0.8 c
York Region	-	-	-	**	-	**	-	**	-	**
Peel Region	-	-	**	**	++	++	3.8 c	2.9 c	3.8 c	2.4 c
Halton Region	**	**	**	**	2.6 c	1.1 c	3.1 c	++	3.2 c	++
Toronto GTA	**	**	1.0 a	++	2.2 c	1.7 c	3.3 b	1.6 c	3.4 b	1.4 c
Toronto CMA	**	-	**	**	1.9 c	**	3.3 b	1.8 c	3.3 b	1.5 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Oshawa (North)	-	-	-	-	**	**	**	0.7 c	**	0.6 c
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	**	**	**	**
Oshawa City (Zones 1-2)	-	-	**	**	**	**	5.0 c	1.5 c	5.0 c	1.4 c
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	**
Oshawa CMA	-	-	**	**	**	**	3.7 c	1.2 c	4.4 c	1.2 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	1.4 a	1.2 a	1.9 a	1.5 b	1.3 a	1.2 a	1.7 b	1.2 c	1.7 a	1.4 a
Zone 2-Toronto (East)	**	1.6 c	1.1 a	2.7 c	0.4 a	0.9 a	**	0.7 b	1.1 a	1.9 c
Zone 3-Toronto (North)	1.6 a	1.4 a	1.3 a	1.5 a	1.4 a	1.6 b	2.0 c	0.8 a	1.4 a	1.5 a
Zone 4-Toronto (West)	1.6 a	1.4 a	1.3 a	1.6 b	1.3 a	1.5 c	0.4 b	1.3 a	1.3 a	1.5 b
Toronto-Former City (Zones 1-4)	1.6 a	1.3 a	1.5 a	1.6 a	1.3 a	1.4 a	1.4 a	1.1 a	1.5 a	1.5 a
Zone 5-Etobicoke (South)	**	2.0 c	2.5 a	3.8 c	1.7 a	2.4 b	2.1 c	**	2.2 a	3.0 b
Zone 6-Etobicoke (Central)	5.6 c	2.4 b	2.7 a	2.9 a	1.5 b	1.5 a	1.5 b	2.0 b	2.0 a	2.0 a
Zone 7-Etobicoke (North)	0.0 c	**	0.4 b	0.9 a	1.1 a	1.0 a	1.5 a	0.9 a	1.1 a	1.0 a
Etobicoke (Zones 5-7)	4.4 c	2.1 c	2.4 a	3.1 c	1.5 a	1.7 a	1.5 a	1.7 a	1.9 a	2.1 a
Zone 8-York	1.9 b	2.1 c	2.6 a	2.2 a	1.4 a	1.5 a	1.9 c	**	2.1 a	1.9 a
Zone 9-East York	2.0 c	1.4 a	2.1 a	1.8 a	1.7 a	1.4 a	0.8 a	1.4 a	1.9 a	1.6 a
Zone 10-Scarborough (Central)	1.5 b	1.3 a	1.3 a	1.4 a	1.3 a	1.5 a	1.1 a	1.5 b	1.3 a	1.5 a
Zone 11-Scarborough (North)	2.3 c	3.1 a	1.3 a	1.7 b	2.0 a	1.4 a	1.7 a	1.4 a	1.8 a	1.6 a
Zone 12-Scarborough (East)	1.5 c	**	1.8 a	1.6 a	1.8 a	1.0 a	1.9 a	0.7 a	1.8 a	1.2 a
Scarborough (Zones 10-12)	1.6 a	1.7 a	1.4 a	1.5 a	1.6 a	1.4 a	1.6 a	1.2 a	1.5 a	1.4 a
Zone 13-North York (Southeast)	0.5 b	1.3 a	1.0 a	1.5 a	1.0 a	1.0 a	3.3 c	1.4 a	1.4 a	1.2 a
Zone 14-North York (Northeast)	0.0 a	2.1 c	1.3 a	1.7 a	1.2 a	1.2 a	1.0 a	1.1 a	1.2 a	1.3 a
Zone 15-North York (Southwest)	2.2 c	1.6 a	1.9 b	1.7 a	1.7 b	1.0 a	0.8 a	0.0 a	1.7 b	1.2 a
Zone 16-North York (N.Central)	**	5.5 d	0.7 a	1.1 a	0.8 a	2.0 a	1.2 a	1.6 a	0.9 a	1.6 b
Zone 17-North York (Northwest)	2.9 c	**	2.2 a	1.5 a	1.8 a	1.3 a	2.3 c	1.0 a	2.1 a	1.3 a
North York (Zones 13-17)	2.7 c	2.0 c	1.4 a	1.5 a	1.3 a	1.3 a	1.9 c	1.2 a	1.5 a	1.3 a
Rest of Toronto (Zones 5-17)	2.6 c	1.9 c	1.8 a	1.9 a	1.5 a	1.4 a	1.7 a	1.3 a	1.7 a	1.6 a
Toronto (Zones 1-17)	1.9 c	1.5 c	1.7 a	1.8 a	1.4 a	1.4 a	1.7 a	1.3 a	1.6 a	1.6 a
Zone 18-Mississauga (South)	**	**	2.4 a	1.8 a	1.6 a	1.8 a	1.7 b	3.4 c	2.0 a	2.0 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	1.6 a	0.8 a	1.3 a	1.7 a	1.9 b	3.1 c	1.5 a	1.6 a
Zone 20-Mississauga (Northeast)	2.7 c	**	2.3 a	1.3 a	3.0 b	1.3 a	2.7 a	2.5 a	2.8 a	1.6 a
Mississauga City (Zones 18-20)	2.6 c	2.7 c	2.3 a	1.5 a	2.2 a	1.6 a	2.3 a	2.8 a	2.3 a	1.8 a
Zone 21-Brampton (West)	**	**	2.2 a	1.7 a	1.2 a	2.4 c	5.0 d	1.5 a	2.2 a	2.1 c
Zone 22-Brampton (East)	2.7 c	**	3.1 a	1.0 d	2.8 a	1.4 a	2.6 a	1.9 c	2.8 a	1.3 a
Brampton City (Zones 21-22)	4.9 c	5.8 c	2.5 a	1.4 a	2.0 a	1.9 c	3.8 c	1.7 a	2.5 a	1.8 a
Zone 23-Oakville	0.0 a	3.0 c	1.4 a	1.2 a	1.3 a	1.5 a	1.6 c	1.2 d	1.3 a	1.4 a
Zone 24-Caledon	**	**	**	3.8 a	**	**	**	**	**	1.3 a
Zone 25-R. Hill, Vaughan, King	9.9 d	1.1 a	0.6 a	1.2 a	1.2 a	1.1 a	**	1.3 d	1.6 b	1.1 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.3 a	1.5 a	1.3 a	2.1 c	2.8 c	0.0 d	2.2 a	1.6 b
Zone 27-Markham	**	**	1.7 b	2.1 c	0.5 a	1.4 a	0.0 d	0.0 d	0.9 a	1.6 c
York Region (Zones 25-27)	**	2.3 c	1.5 b	1.6 b	1.1 a	1.5 b	2.4 c	0.2 d	1.6 b	1.4 c

(continued)

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	9.0 a	4.4 c	1.1 a	1.1 a	1.5 a	1.0 a	0.9 a	1.5 a	1.3 a
Zone 29-Milton, Halton Hills	0.0 d	**	2.6 c	3.0 b	0.7 d	1.9 a	**	1.5 c	1.4 a	2.5 a
Zone 30-Orangeville	**	**	0.5 b	1.6 b	1.0 d	3.7 d	**	**	0.6 a	2.5 b
Zone 31-Bradford, W. Gwillimbury	0.0 d	0.0 d	2.3 d	1.9 c	3.5 c	2.5 c	**	0.0 d	2.8 b	2.1 b
Remaining CMA (Zones 18-31)	3.8	3.4	2.2	1.5	1.9	1.7	2.4	2.1	2.1	1.7
Durham Region	2.0	3.3	2.5	1.4	1.8	1.8	1.4	1.7	1.9	1.7
York Region	**	2.3	1.5	1.6	1.1	1.5	2.4	0.2	1.6	1.4
Peel Region	3.2	3.4	2.4	1.5	2.1	1.7	2.7	2.5	2.3	1.8
Halton Region	0.4	3.2	1.7	2.0	1.6	1.4	1.7	0.6	1.6	1.5
Toronto GTA	**1.9**	**1.6**	**1.8**	**1.7**	**1.5**	**1.5**	**1.8**	**1.5**	**1.7**	**1.6**
Toronto CMA	**2.0**	**1.6**	**1.8**	**1.7**	**1.5**	**1.5**	**1.9**	**1.5**	**1.7**	**1.6**

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- indicates that the change is not statistically significant

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	1.7 c	0.0 b	1.6 a	0.9 a	1.2 a	1.4 a	1.0 a	0.4 a	1.3 a	1.1 a
Zone 2 - Oshawa (S./Central)	**	**	3.3 c	2.3 b	2.5 a	2.3 a	2.3 c	3.8 b	2.6 a	2.6 a
Oshawa City (Zones 1-2)	1.2 d	4.2 d	2.6 b	1.7 b	2.0 a	2.0 a	1.7 c	2.0 a	2.0 a	2.0 a
Zone 3 - Whitby	**	0.0 d	2.6 b	1.2 a	1.7 b	1.7 b	1.6 c	1.8 c	2.0 a	1.5 a
Zone 4 - Clarington	**	**	0.0 d	0.0 d	2.0 c	1.0 a	**	2.3 b	1.3 a	1.0 a
Oshawa CMA	**1.1** d	**3.1** d	**2.4** b	**1.4** a	**1.9** a	**1.9** a	**1.7** b	**2.0** a	**2.0** a	**1.8** a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	990	999	1,255	1,307	1,700	1,823	**	**	1,359	1,402
Zone 2-Toronto (East)	767	835	1,019	1,041	1,249	1,257	1,427	1,596	1,050	1,074
Zone 3-Toronto (North)	944	962	1,188	1,225	1,568	1,614	2,256	2,547	1,293	1,339
Zone 4-Toronto (West)	790	815	1,035	1,080	1,312	1,390	1,845	1,771	1,075	1,137
Toronto-Former City (Zones 1-4)	907	928	1,157	1,201	1,521	1,596	2,432	2,321	1,240	1,288
Zone 5-Etobicoke (South)	788	783	883	889	1,069	1,076	1,357	1,405	976	984
Zone 6-Etobicoke (Central)	1,041	1,104	1,061	1,103	1,249	1,285	1,441	1,465	1,220	1,257
Zone 7-Etobicoke (North)	689	673	910	903	1,088	1,066	1,221	1,228	1,095	1,093
Etobicoke (Zones 5-7)	858	858	974	998	1,164	1,183	1,361	1,372	1,121	1,142
Zone 8-York	741	761	930	968	1,152	1,184	1,613	1,606	1,025	1,057
Zone 9-East York	828	808	949	966	1,205	1,219	1,548	1,530	1,073	1,085
Zone 10-Scarborough (Central)	787	805	886	916	1,026	1,052	1,193	1,197	974	1,006
Zone 11-Scarborough (North)	882	880	993	987	1,145	1,132	1,345	1,325	1,118	1,105
Zone 12-Scarborough (East)	769	788	908	922	1,030	1,036	1,169	1,210	1,013	1,029
Scarborough (Zones 10-12)	801	819	911	931	1,052	1,063	1,222	1,231	1,015	1,033
Zone 13-North York (Southeast)	753	787	964	986	1,151	1,190	1,454	1,474	1,125	1,157
Zone 14-North York (Northeast)	862	1,109	1,153	1,182	1,357	1,363	1,602	1,513	1,353	1,326
Zone 15-North York (Southwest)	766	759	898	962	1,074	1,151	1,329	1,441	1,021	1,092
Zone 16-North York (N.Central)	778	844	1,036	1,050	1,247	1,239	1,428	1,428	1,193	1,187
Zone 17-North York (Northwest)	698	769	864	885	1,016	1,061	1,230	1,278	989	1,026
North York (Zones 13-17)	739	851	970	999	1,163	1,193	1,417	1,419	1,129	1,150
Rest of Toronto (Zones 5-17)	788	819	951	978	1,142	1,165	1,383	1,384	1,089	1,109
Toronto (Zones 1-17)	876	899	1,035	1,071	1,225	1,264	1,493	1,488	1,139	1,170
Zone 18-Mississauga (South)	793	810	979	1,003	1,133	1,158	1,276	1,292	1,079	1,100
Zone 19-Mississauga (Northwest)	834	888	1,107	1,117	1,254	1,309	1,466	1,505	1,265	1,282
Zone 20-Mississauga (Northeast)	799	838	1,035	1,090	1,185	1,235	1,404	1,447	1,179	1,224
Mississauga City (Zones 18-20)	800	827	1,013	1,050	1,170	1,210	1,384	1,417	1,146	1,177
Zone 21-Brampton (West)	693	745	963	961	1,101	1,128	1,346	1,388	1,076	1,103
Zone 22-Brampton (East)	871	1,005	1,074	1,162	1,204	1,278	1,331	1,353	1,184	1,258
Brampton City (Zones 21-22)	755	794	1,003	1,032	1,148	1,195	1,339	1,374	1,121	1,167
Zone 23-Oakville	886	912	1,099	1,131	1,275	1,312	1,432	1,496	1,224	1,269
Zone 24-Caledon	**	**	**	977	**	1,017	**	**	**	1,003
Zone 25-R. Hill, Vaughan, King	870	877	1,046	1,081	1,235	1,297	1,463	1,521	1,160	1,207
Zone 26-Aurora, Newmkt, Whit-St.	741	707	958	996	994	1,103	1,206	1,242	988	1,083
Zone 27-Markham	773	**	1,029	1,031	1,183	1,191	1,333	1,617	1,128	1,145
York Region (Zones 25-27)	828	815	1,011	1,036	1,120	1,193	1,339	1,365	1,085	1,142

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	791	899	921	1,086	1,103	1,255	1,255	1,131	1,137
Zone 29-Milton, Halton Hills	703	711	929	963	1,090	1,121	1,377	1,420	1,030	1,062
Zone 30-Orangeville	784	865	891	934	1,000	1,048	1,026	1,072	946	994
Zone 31-Bradford, W. Gwillimbury	779	794	865	880	1,009	1,020	1,186	1,325	962	979
Remaining CMA (Zones 18-31)	801	827	1,009	1,042	1,159	1,203	1,359	1,392	1,132	1,169
Durham Region	714	726	873	886	998	1,022	1,203	1,223	996	1,018
York Region	828	815	1,011	1,036	1,120	1,193	1,339	1,365	1,085	1,142
Peel Region	787	819	1,010	1,046	1,163	1,205	1,373	1,406	1,139	1,174
Halton Region	878	891	1,032	1,078	1,185	1,229	1,355	1,402	1,154	1,201
Toronto GTA	**871**	**894**	**1,028**	**1,063**	**1,199**	**1,238**	**1,442**	**1,449**	**1,133**	**1,165**
Toronto CMA	**873**	**896**	**1,032**	**1,067**	**1,211**	**1,251**	**1,461**	**1,466**	**1,138**	**1,170**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	725	698	926	932	1,040	1,077	1,216	1,284	1,039	1,080
Zone 2 - Oshawa (S./Central)	665	674	804	808	942	949	1,166	1,133	931	931
Oshawa City (Zones 1-2)	680	680	857	858	981	1,002	1,191	1,212	976	994
Zone 3 - Whitby	789	799	938	951	1,021	1,040	1,122	1,128	992	1,009
Zone 4 - Clarington	**	829	817	916	939	1,050	1,207	1,447	911	1,053
Oshawa CMA	**713**	**724**	**874**	**886**	**986**	**1,012**	**1,182**	**1,213**	**976**	**1,000**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	6,591	6,622	14,962	15,166	6,499	6,754	728	976	28,780	29,518
Zone 2-Toronto (East)	1,167	1,163	3,537	3,546	1,792	1,788	211	213	6,707	6,710
Zone 3-Toronto (North)	5,025	4,974	15,293	15,303	8,404	8,396	1,115	1,087	29,837	29,760
Zone 4-Toronto (West)	4,514	4,497	11,518	11,585	5,539	5,667	739	778	22,310	22,527
Toronto-Former City (Zones 1-4)	17,297	17,256	45,310	45,600	22,234	22,605	2,793	3,054	87,634	88,515
Zone 5-Etobicoke (South)	867	867	4,521	4,526	4,517	4,506	373	376	10,278	10,275
Zone 6-Etobicoke (Central)	316	315	4,956	4,960	8,370	8,363	2,882	2,884	16,524	16,522
Zone 7-Etobicoke (North)	30	30	925	927	3,154	3,151	1,784	1,784	5,893	5,892
Etobicoke (Zones 5-7)	1,213	1,212	10,402	10,413	16,041	16,020	5,039	5,044	32,695	32,689
Zone 8-York	1,420	1,420	8,388	8,381	6,297	6,293	913	909	17,018	17,003
Zone 9-East York	996	976	9,975	9,986	6,592	6,587	1,114	1,107	18,677	18,656
Zone 10-Scarborough (Central)	593	592	6,988	6,997	8,372	8,359	1,674	1,662	17,627	17,610
Zone 11-Scarborough (North)	132	129	2,203	2,201	3,790	3,781	987	988	7,112	7,099
Zone 12-Scarborough (East)	88	89	2,925	2,923	5,468	5,455	1,505	1,502	9,986	9,969
Scarborough (Zones 10-12)	813	810	12,116	12,121	17,630	17,595	4,166	4,152	34,725	34,678
Zone 13-North York (Southeast)	222	243	6,185	6,154	8,779	8,786	2,818	2,810	18,004	17,993
Zone 14-North York (Northeast)	199	201	3,569	3,614	5,799	5,722	2,628	2,579	12,195	12,116
Zone 15-North York (Southwest)	284	289	3,728	3,731	4,404	4,408	830	830	9,246	9,258
Zone 16-North York (N.Central)	195	194	4,598	4,593	5,941	5,946	1,842	1,828	12,576	12,561
Zone 17-North York (Northwest)	592	590	5,785	5,735	8,311	8,367	2,933	2,937	17,621	17,629
North York (Zones 13-17)	1,492	1,517	23,865	23,827	33,234	33,229	11,051	10,984	69,642	69,557
Rest of Toronto (Zones 5-17)	5,934	5,935	64,746	64,728	79,794	79,724	27,283	22,196	172,757	172,583
Toronto (Zones 1-17)	23,231	23,191	110,056	110,328	102,028	102,329	25,076	25,250	260,391	261,098
Zone 18-Mississauga (South)	321	319	4,991	5,003	6,036	6,034	1,165	1,165	12,513	12,521
Zone 19-Mississauga (Northwest)	52	54	1,061	1,067	1,713	1,717	895	839	3,721	3,677
Zone 20-Mississauga (Northeast)	273	274	3,806	3,818	6,050	6,018	2,327	2,310	12,456	12,420
Mississauga City (Zones 18-20)	646	647	9,858	9,888	13,799	13,769	4,387	4,314	28,690	28,618
Zone 21-Brampton (West)	136	143	2,150	2,248	2,920	3,011	711	740	5,917	6,142
Zone 22-Brampton (East)	75	76	1,273	1,279	2,395	2,465	822	751	4,565	4,571
Brampton City (Zones 21-22)	211	219	3,423	3,527	5,315	5,476	1,533	1,491	10,482	10,713
Zone 23-Oakville	155	162	1,423	1,423	2,501	2,518	634	629	4,713	4,732
Zone 24-Caledon	11	11	25	32	37	32	7	5	80	80
Zone 25-R. Hill, Vaughan, King	75	75	656	654	956	950	107	107	1,794	1,786
Zone 26-Aurora, Newmkt, Whit-St.	58	58	706	706	981	1,018	377	343	2,122	2,125
Zone 27-Markham	12	12	612	617	879	880	131	131	1,634	1,640
York Region (Zones 25-27)	145	145	1,974	1,977	2,816	2,848	615	581	5,550	5,551

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	11	10	190	189	1,064	1,064	678	679	1,943	1,942
Zone 29-Milton, Halton Hills	30	32	553	551	826	826	64	64	1,473	1,473
Zone 30-Orangeville	47	47	332	331	377	380	73	73	829	831
Zone 31-Bradford, W. Gwillimbury	21	21	312	311	405	404	70	67	808	803
Remaining CMA (Zones 18-31)	1,277	1,294	18,090	18,229	27,140	27,317	8,061	7,903	54,568	54,743
Durham Region	385	371	3,727	3,713	7,800	7,821	2,501	2,530	14,413	14,435
York Region	145	145	1,974	1,977	2,816	2,848	615	581	5,550	5,551
Peel Region	868	877	13,306	13,447	19,151	19,277	5,927	5,810	39,252	39,411
Halton Region	290	298	4,767	4,766	8,687	8,705	2,240	2,236	15,984	16,005
Toronto GTA	**24,979**	**24,882**	**133,830**	**134,231**	**140,482**	**140,980**	**36,359**	**36,407**	**335,590**	**336,500**
Toronto CMA	**24,508**	**24,485**	**128,146**	**128,557**	**129,168**	**129,646**	**33,137**	**33,153**	**314,959**	**315,841**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	58	57	959	959	2,043	2,045	749	737	3,809	3,798
Zone 2 - Oshawa (S./Central)	157	144	1,433	1,405	3,004	2,995	699	701	5,293	5,245
Oshawa City (Zones 1-2)	215	201	2,392	2,364	5,047	5,040	1,448	1,438	9,102	9,043
Zone 3 - Whitby	147	147	855	854	1,205	1,209	265	265	2,472	2,475
Zone 4 - Clarington	9	10	224	240	362	386	55	93	650	729
Oshawa CMA	**371**	**358**	**3,471**	**3,458**	**6,614**	**6,635**	**1,768**	**1,796**	**12,224**	**12,247**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1-Toronto (Central)	3.7 b	3.8 b	3.8 b	3.5 b	2.7 c	3.3 c	2.8 c	**	3.5 a	3.5 b
Zone 2-Toronto (East)	4.1 d	3.3 c	3.0 c	3.9 c	2.8 c	2.5 c	1.5 d	2.8 c	3.1 c	3.3 c
Zone 3-Toronto (North)	3.6 a	3.9 b	3.0 a	3.2 b	2.6 a	2.7 a	3.2 c	1.3 d	3.0 a	3.1 a
Zone 4-Toronto (West)	3.6 c	2.8 b	2.7 a	2.7 b	2.9 c	2.4 b	0.6 b	3.0 d	2.9 a	2.7 a
Toronto-Former City (Zones 1-4)	3.7 a	3.5 a	3.2 a	3.2 a	2.7 a	2.8 a	2.3 a	2.0 a	3.1 a	3.1 a
Zone 5-Etobicoke (South)	**	3.4 d	3.3 c	5.0 c	2.3 c	3.1 c	**	**	3.0 b	4.2 b
Zone 6-Etobicoke (Central)	5.9 c	6.5 c	4.4 c	4.0 c	2.8 a	3.0 c	2.6 a	2.8 c	3.3 c	3.4 b
Zone 7-Etobicoke (North)	0.0 c	**	2.4 c	1.8 b	1.6 a	1.4 a	1.8 c	1.3 a	1.8 b	1.5 a
Etobicoke (Zones 5-7)	5.0 b	4.3 b	3.7 b	4.2 b	2.4 a	2.7 a	2.3 a	2.9 c	2.9 b	3.3 b
Zone 8-York	4.4 c	2.5 b	3.6 b	3.2 b	2.2 b	2.0 b	2.7 c	**	3.1 b	2.7 a
Zone 9-East York	2.6 b	2.4 b	3.3 a	2.9 a	3.3 b	2.4 a	1.5 b	3.4 b	3.2 a	2.7 a
Zone 10-Scarborough (Central)	3.0 b	2.1 b	2.7 a	3.0 a	2.3 a	2.3 a	1.8 a	2.2 a	2.5 a	2.6 a
Zone 11-Scarborough (North)	2.3 a	5.4 c	3.4 b	3.8 b	3.9 c	3.5 c	3.3 b	3.7 b	3.6 a	3.7 a
Zone 12-Scarborough (East)	5.9 d	**	3.4 b	3.1 b	3.5 a	2.3 a	3.2 b	2.1 a	3.4 a	2.5 a
Scarborough (Zones 10-12)	3.2 a	2.9 a	3.0 a	3.2 a	3.0 a	2.6 a	2.7 a	2.5 a	3.0 a	2.8 a
Zone 13-North York (Southeast)	2.3 c	1.3 d	3.0 b	3.0 b	2.6 a	2.5 a	4.7 c	3.0 c	3.0 b	2.7 a
Zone 14-North York (Northeast)	**	5.8 b	3.3 b	3.2 b	2.2 a	3.0 b	2.6 a	2.0 c	2.6 a	3.0 a
Zone 15-North York (Southwest)	5.4 c	2.9 c	4.2 c	2.5 c	2.8 a	2.0 b	1.7 a	0.3 a	3.3 b	2.1 a
Zone 16-North York (N.Central)	**	**	1.9 a	2.4 a	2.4 a	2.9 a	1.8 b	2.5 b	2.2 a	2.7 a
Zone 17-North York (Northwest)	5.4 c	**	4.0 a	2.8 a	3.1 a	2.6 a	3.7 b	2.4 b	3.6 a	2.6 a
North York (Zones 13-17)	4.9 b	3.5 c	3.3 a	2.8 a	2.6 a	2.6 a	3.1 c	2.3 a	3.0 a	2.6 a
Rest of Toronto (Zones 5-17)	4.2 a	3.2 a	3.4 a	3.2 a	2.7 a	2.6 a	2.8 a	2.5 a	3.0 a	2.8 a
Toronto (Zones 1-17)	3.8 a	3.4 a	3.3 a	3.2 a	2.7 a	2.6 a	2.7 a	2.5 a	3.1 a	2.9 a
Zone 18-Mississauga (South)	4.3 d	3.3 d	4.0 b	3.1 b	2.9 a	3.0 b	2.6 b	4.4 c	3.3 b	3.2 b
Zone 19-Mississauga (Northwest)	**	0.0 d	2.5 a	3.1 c	2.2 a	3.2 b	5.0 a	5.5 c	3.0 a	3.6 a
Zone 20-Mississauga (Northeast)	2.7 c	**	3.9 b	3.3 a	5.4 b	3.6 b	4.9 b	3.8 b	4.8 b	3.6 a
Mississauga City (Zones 18-20)	3.5 a	3.2 a	3.8 a	3.2 a	3.9 a	3.3 a	4.4 a	4.3 a	3.9 a	3.4 a
Zone 21-Brampton (West)	**	**	6.1 a	2.8 a	4.2 b	3.3 d	**	2.7 c	5.5 a	3.2 c
Zone 22-Brampton (East)	4.0 a	**	6.8 a	3.3 c	6.6 a	4.8 b	5.4 a	4.9 c	6.4 a	4.5 b
Brampton City (Zones 21-22)	6.3 a	**	6.3 a	3.0 a	5.3 a	4.0 a	6.6 a	3.7 a	5.9 a	3.7 a
Zone 23-Oakville	**	**	2.7 a	3.0 b	2.4 a	3.0 a	2.8 c	2.2 c	2.5 a	3.0 a
Zone 24-Caledon	**	**	**	3.8 a	**	2.5 a	**	**	**	2.5 a
Zone 25-R. Hill, Vaughan, King	**	1.1 a	1.4 a	2.5 b	3.1 b	2.2 a	4.5 d	2.5 a	3.2 b	2.3 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	3.2 c	2.9 c	2.1 a	2.7 a	3.2 d	0.6 a	2.9 a	2.5 a
Zone 27-Markham	9.4 c	**	1.7 b	3.5 d	1.5 b	2.9 c	**	0.0 d	1.7 a	2.9 c
York Region (Zones 25-27)	**	2.3 d	2.1 a	3.0 b	2.2 a	2.6 a	3.3 c	0.9 a	2.7 a	2.5 a

(continued)

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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	9.0 d	7.6 a	2.1 d ↓	2.9 a	2.5 d	3.9 a	3.9 a	3.9 a	3.0 a
Zone 29-Milton, Halton Hills	5.5 d	**	5.1 b	5.0 b	2.3 a	4.2 b ↑	4.0 d	4.6 c	3.5 b	4.6 b ↑
Zone 30-Orangeville	**	**	0.5 b	2.5 b	2.3 c	4.2 c ↑	1.1 d	**	1.3 a	3.1 c ↑
Zone 31-Bradford, W. Gwillimbury	0.0 d	0.0 d	3.9 c	2.6 c	6.5 b	4.0 c ↓	3.2 d	4.2 b	5.1 b	3.4 b ↓
Remaining CMA (Zones 18-31)	5.5 d	4.2 d	4.0 b	3.1 b	3.8 a	3.4 a	4.6 d	3.7 c	4.0 a	3.4 a
Durham Region	2.4 d	4.0 d	3.5 b	2.5 b	2.8 a	2.9 a	3.6 d	3.5 c	3.1 a	2.9 a
York Region	**	2.3 d	2.1 b	3.0 b	2.2 a	2.6 a	3.3 d	0.9 d	2.7 a	2.5 a
Peel Region	4.2 d	4.0 d	4.4 b	3.1 b	4.3 a	3.5 a	5.0 d	4.1 d	4.4 a	3.5 a
Halton Region	2.3 d	5.5 d	3.0 b	3.5 b	2.9 a	3.0 a	3.1 d	1.6 d	2.9 a	3.0 a
Toronto GTA	**3.8** d	**3.5** d	**3.4** b	**3.2** b	**2.9** a	**2.8** a	**3.2** d	**2.7** c	**3.2** a	**3.0** a
Toronto CMA	**3.9** d	**3.5** d	**3.4** b	**3.2** b	**2.9** a	**2.8** a	**3.2** d	**2.8** c	**3.2** a	**3.0** a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Oshawa (North)	4.1 d	0.0 b ↓	2.6 a	1.5 a	2.4 a	2.0 a	3.1 d	1.5 a ↓	2.6 a	1.8 a
Zone 2 - Oshawa (S./Central)	**	**	3.8 c	3.0 c	2.7 a	3.3 b ↑	4.1 d	5.0 b	3.1 b	3.5 b
Oshawa City (Zones 1-2)	1.8 d	5.3 d ↑	3.3 b	2.4 b	2.6 a	2.8 a	3.6 c	3.2 a	2.9 a	2.8 a
Zone 3 - Whitby	**	0.0 c	4.3 b	3.4 c	3.5 b	4.3 b ↑	3.0 b	4.5 c ↑	3.6 b	3.8 b
Zone 4 - Clarington	**	**	0.4 a	0.4 a	2.3 c	2.0 c	**	4.6 c	1.6 b	2.0 a
Oshawa CMA	**1.5** c	**3.8** d ↑	**3.3** b	**2.5** b ↓	**2.7** a	**3.0** a ↑	**3.5** d	**3.4** c	**3.0** a	**2.9** a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1-Toronto (Central)	3.5 b	2.8 c	4.1 b	2.8 c	**	3.5 d	**	++	3.5 b	2.9 c
Zone 2-Toronto (East)	2.8 a	2.9 a	4.0 b	2.5 b	3.8 c	2.9 b	++	++	3.9 b	2.5 b
Zone 3-Toronto (North)	5.6 c	3.0 a	3.8 b	3.6 b	3.7 c	2.5 b	5.4 d	++	4.2 b	2.9 a
Zone 4-Toronto (West)	3.2 d	2.6 c	3.0 c	3.2 d	3.6 c	3.1 d	++	++	3.1 c	3.1 c
Toronto-Former City (Zones 1-4)	4.1 b	2.8 a	3.7 b	3.2 b	3.1 d	3.0 b	5.4 d	++	3.7 b	2.9 a
Zone 5-Etobicoke (South)	3.7 d	2.4 c	3.5 c	2.3 d	2.3 c	3.6 c	**	++	2.9 b	2.7 b
Zone 6-Etobicoke (Central)	**	**	4.8 c	3.2 d	3.3 d	3.4 c	1.8 c	3.1 c	3.7 c	3.3 c
Zone 7-Etobicoke (North)	++	++	++	3.1 d	2.9 c	1.4 d	2.6 c	4.4 d	1.8 c	2.3 c
Etobicoke (Zones 5-7)	5.0 c	2.6 c	3.4 c	2.9 c	2.9 b	3.1 c	2.6 c	2.9 c	3.1 c	2.9 c
Zone 8-York	4.4 c	3.3 d	1.5 c	4.9 d	2.2 c	**	3.6 d	++	2.2 c	4.3 d
Zone 9-East York	++	++	2.7 a	2.4 b	2.4 a	2.5 c	**	3.4 c	2.8 a	2.2 b
Zone 10-Scarborough (Central)	2.7 c	1.3 a	2.1 b	2.0 b	2.2 b	1.5 c	**	2.4 c	2.1 b	2.0 b
Zone 11-Scarborough (North)	1.4 d	0.6 a	2.5 a	0.8 d	2.1 a	0.6 b	2.9 a	++	2.3 a	++
Zone 12-Scarborough (East)	2.7 c	**	2.0 c	2.1 d	2.2 b	2.3 c	2.3 b	3.4 c	2.1 b	2.5 b
Scarborough (Zones 10-12)	2.5 c	1.4 c	2.2 c	1.8 c	2.2 b	1.6 c	2.2 c	2.6 c	2.1 c	1.8 c
Zone 13-North York (Southeast)	5.8 d	++	4.1 b	1.6 d	3.6 b	2.3 c	5.0 c	1.1 a	3.9 b	2.0 b
Zone 14-North York (Northeast)	++	++	3.7 d	2.1 d	3.4 c	2.3 c	4.1 c	++	3.4 c	2.1 c
Zone 15-North York (Southwest)	3.8 d	3.7 d	2.8 c	2.6 d	3.6 d	2.9 c	**	++	2.9 c	2.9 c
Zone 16-North York (N.Central)	4.2 d	++	4.2 c	2.0 d	4.1 c	1.1 d	4.0 b	1.6 d	4.1 c	1.4 a
Zone 17-North York (Northwest)	2.2 a	2.3 a	2.4 a	2.0 d	2.1 a	3.5 b	2.4 a	2.8 b	2.4 a	3.0 a
North York (Zones 13-17)	3.1 c	1.6 a	3.4 a	2.0 b	3.3 c	2.5 c	3.7 c	1.8 a	3.3 c	2.3 c
Rest of Toronto (Zones 5-17)	3.2 c	1.7 a	2.9 c	2.4 c	2.8 c	2.5 c	3.0 c	2.4 c	2.9 c	2.5 c
Toronto (Zones 1-17)	3.7 c	2.3 a	3.2 c	2.7 c	2.9 c	2.6 c	3.3 c	2.2 c	3.1 c	2.6 c
Zone 18-Mississauga (South)	4.3 d	**	2.3 c	2.8 b	3.5 d	2.5 b	**	++	2.8 b	2.3 b
Zone 19-Mississauga (Northwest)	++	4.3 d	2.3 b	1.9 b	2.2 b	3.3 d	2.2 a	++	2.7 a	2.3 b
Zone 20-Mississauga (Northeast)	4.0 d	**	2.3 b	3.2 d	3.6 b	1.3 b	3.6 c	0.8 d	3.5 b	1.5 b
Mississauga City (Zones 18-20)	3.7 d	2.8 c	2.3 b	2.8 c	3.4 b	2.1 b	3.2 c	0.7 c	3.1 b	2.0 b
Zone 21-Brampton (West)	++	**	2.2 a	2.6 b	1.9 a	3.4 d	2.7 b	2.1 c	2.1 a	3.0 b
Zone 22-Brampton (East)	2.9 a	1.0 a	2.1 a	3.2 d	2.0 a	3.2 d	2.0 a	2.0 b	2.0 a	2.9 c
Brampton City (Zones 21-22)	2.1 b	**	2.2 b	2.9 c	1.9 a	3.3 d	2.3 b	2.0 b	2.1 a	3.0 b
Zone 23-Oakville	2.8 c	2.9 b	2.5 b	2.8 b	2.9 a	2.5 b	++	3.2 d	2.7 a	2.6 b
Zone 24-Caledon	-	**	-	**	-	**	-	**	-	**
Zone 25-R. Hill, Vaughan, King	4.2 b	1.8 c	3.4 d	4.6 b	3.0 b	4.6 b	3.8 c	**	3.1 d	4.4 b
Zone 26-Aurora, Newmkt, Whit-St.	**	++	4.3 b	2.3 b	3.3 b	3.1 b	4.0 c	**	3.4 b	2.5 b
Zone 27-Markham	**	**	2.4 c	++	2.9 d	++	**	++	2.8 b	++
York Region (Zones 25-27)	7.9 c	++	3.4 b	2.7 b	3.1 d	2.7 b	4.0 d	**	3.2 b	2.5 b

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.0 c	++	++	5.1	7.3 c	0.4 d	2.7 c	2.8 c
Zone 29-Milton, Halton Hills	4.1 d	++	2.0 c	2.6 b	++	2.9 d	3.5 b	3.0 d	1.3 a	2.8 c
Zone 30-Orangeville	**	12.4 d	++	5.7	3.9 d	5.2	++	++	1.8 c	5.8 c
Zone 31-Bradford, W. Gwillimbury	11.5 d	++	0.9 d	2.9 b	++	2.0	1.4 d	2.1 b	0.8 d	2.2 b
Remaining CMA (Zones 18-31)	3.9 b	2.4 b	2.4 b	2.8 a	2.8 b	2.6 a	3.1 b	1.4 b	2.8 b	2.4 a
Durham Region	**	2.9	3.0 c	3.0 b	4.1 b	3.0	6.1 b	1.9 b	4.1 b	2.7 b
York Region	7.9	++	3.4 b	2.7 b	3.1 b	2.7 c	4.0 d	**	3.2 b	2.5 b
Peel Region	3.2 c	2.6	2.2 b	2.8 b	3.0 b	2.4	3.0 b	1.1	2.8 b	2.2 b
Halton Region	4.0 c	2.8 b	3.1 b	3.9 b	3.0 b	3.7 b	3.0 b	2.9 b	3.1 b	3.4 b
Toronto GTA	**3.7 b**	**2.3 a**	**3.1 a**	**2.8 a**	**3.0 a**	**2.7 a**	**3.4 b**	**2.1 a**	**3.1 a**	**2.6 a**
Toronto CMA	**3.7 b**	**2.3 a**	**3.0 a**	**2.7 a**	**2.9 a**	**2.6 a**	**3.3 b**	**2.1 a**	**3.1 a**	**2.6 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Oshawa (North)	++	++	5.7 b	2.3	7.5 b	3.1 c	9.1 b	2.3 c	6.9 b	2.5 c
Zone 2 - Oshawa (S./Central)	**	**	**	3.7 d	4.2 d	2.1 c	5.4 d	3.0 c	3.9 d	2.4 b
Oshawa City (Zones 1-2)	**	**	3.4 c	3.1 c	5.5 b	2.5 c	7.1 c	2.6 c	5.2 b	2.5 b
Zone 3 - Whitby	**	3.8 d	2.1 b	1.7 c	2.2 b	2.1 c	2.1 b	0.9 c	2.0 b	2.2 b
Zone 4 - Clarington	**	**	2.5 c	8.7	++	10.3	**	**	1.9 c	7.4 b
Oshawa CMA	****	**2.9 c**	**3.0 c**	**3.1 c**	**4.6 b**	**2.8 c**	**5.8 c**	**2.4 c**	**4.4 b**	**2.7 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Toronto CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Centre	1.6 b	1.1 a	1.6 a	1.6 a
West	1.7 b	1.8 c	1.9 b	2.2 a
East	1.5 b	2.0 c	1.5 a	1.4 a
North	1.9 a	1.3 a	1.4 a	1.3 a
Toronto	1.7 a	1.3 a	1.6 a	1.6 a
Peel	1.5 a	1.2 a	2.3 a	1.7 a
Halton	2.7 c	0.8 a	1.6 a	1.6 a
York	2.7 c	2.1 c	1.6 a	1.5 a
Durham	0.5 b	0.8 a	2.0 a	1.7 a
Toronto GTA	**1.8** a	**1.3** a	**1.7** a	**1.6** a
Toronto CMA	**1.8** a	**1.3** a	**1.6** a	**1.6** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	**	909	1,646 b	1,134 a	2,285 b	1,457 a	**	2,003 b
West	**	858	1,591 b	998 a	1,679 c	1,183 a	**	1,360 a
East	**	819	1,263 d	931 a	1,297 b	1,062 a	1,300 c	1,214 a
North	**	851	1,376 c	999 a	1,691 b	1,192 a	**	1,400 a
Toronto	**	899	1,565 b	1,071 a	1,895 b	1,264 a	1,682 c	1,484 a
Peel	**	819	1,554 d	1,046 a	1,536 b	1,206 a	1,508 c	1,335 a
Halton	**	891	**	1,079 a	1,675 b	1,230 a	**	1,432 a
York	**	815	1,346 c	1,036 a	1,747 c	1,194 a	**	1,357 a
Durham	**	726	**	885 a	**	1,021 a	**	1,203 a
Toronto GTA	**	**894**	**1,546** b	**1,063** a	**1,820** c	**1,238** a	**1,587** c	**1,446** a
Toronto CMA	**	**896**	**1,556** b	**1,067** a	**1,818** a	**1,251** a	**1,603** c	**1,458** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Toronto CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Centre	**	**	1,680 b	1,646 b	2,115 b	2,285 b	**	**	1,947 b	1,981 b
West	**	**	1,534 c	1,591 b	1,799 d	1,679 c	**	**	1,647 c	1,651 b
East	**	**	1,281 b	1,263 d	1,368 b	1,297 b	1,356 c	1,300 d	1,348 b	1,291 b
North	**	**	1,407 b	1,376 d	1,714 b	1,691 b	**	**	1,650 b	1,580 b
Toronto	**	**	1,576 c	1,565 b	1,835 c	1,895 c	1,727 c	1,682 d	1,742 c	1,758 c
Peel	**	**	1,353 b	1,554 d	1,490 b	1,536 b	1,325 b	1,508 d	1,429 a	1,533 b
Halton	**	**	1,149 d	**	1,467 b	1,675 b	**	**	1,400 b	1,509 c
York	**	**	1,433 b	1,346 c	1,586 c	1,747 c	**	**	1,583 c	1,564 c
Durham	**	**	**	**	**	**	**	**	**	1,585 c
Toronto GTA	**	**	**1,526 c**	**1,546 c**	**1,743 c**	**1,820 c**	**1,612 c**	**1,587 c**	**1,664 c**	**1,706 c**
Toronto CMA	**	**	**1,531 c**	**1,556 c**	**1,752 c**	**1,818 c**	**1,616 c**	**1,603 c**	**1,672 c**	**1,709 c**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Toronto CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Toronto				
3 to 24 Units	1.2 a	1.4 c	2.3 a	2.1 a
25 to 49 Units	3.5 d	0.6 b	1.4 a	2.1 a
50 to 99 Units	3.7 c	2.5 c	1.5 a	1.6 a
100 to 199 Units	2.0 a	1.7 b	1.4 a	1.4 a
200 to 299 Units	1.7 b	1.3 a	1.6 a	1.5 a
300+ Units	1.4 a	1.1 a	1.4 a	1.0 a
Total	1.7 a	1.3 a	1.6 a	1.6 a
Toronto GTA				
3 to 24 Units	1.8 c	**	2.5 a	2.2 a
25 to 49 Units	3.3 c	0.7 b	1.5 a	2.1 a
50 to 99 Units	3.3 c	2.1 c	1.6 a	1.5 a
100 to 199 Units	2.1 a	1.9 b	1.5 a	1.4 a
200 to 299 Units	1.8 a	1.2 a	1.6 a	1.5 a
300+ Units	1.4 a	1.1 a	1.6 a	1.1 a
Total	1.8 a	1.3 a	1.7 a	1.6 a
Toronto CMA				
3 to 24 Units	1.9 c	**	2.5 a	2.3 a
25 to 49 Units	3.3 c	0.6 b	1.5 a	2.1 a
50 to 99 Units	3.5 c	2.2 c	1.5 a	1.6 a
100 to 199 Units	2.1 a	1.9 b	1.5 a	1.4 a
200 to 299 Units	1.8 a	1.2 a	1.6 a	1.5 a
300+ Units	1.4 a	1.1 a	1.6 a	1.1 a
Total	1.8 a	1.3 a	1.6 a	1.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Toronto CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Centre	102,855	110,871	34,825 a	42,570 a	33.9 a	38.4 a	1.6 b	1.1 a
West	26,897	26,887	5,421 a	6,065 a	20.2 a	22.6 a	1.7 b	1.8 c
East	32,603	33,444	5,917 a	6,968 a	18.1 a	20.8 a	1.5 b	2.0 c
North	57,922	58,688	14,402 a	15,462 a	24.9 a	26.3 a	1.9 a	1.3 a
Toronto	220,277	229,890	60,825 a	71,905 a	27.6 a	31.3 a	1.7 a	1.3 a
Peel	40,171	41,056	9,363 a	10,523 a	23.3 a	25.6 a	1.5 a	1.2 a
Halton	12,680	13,188	1,899 a	1,801 a	15.0 a	13.7 a	2.7 c	0.8 a
York	26,057	28,781	5,641 a	6,840 a	21.6 a	23.8 a	2.7 c	2.1 c
Durham	6,056	6,149	761 a	954 a	12.6 a	15.5 a	0.5 b	0.8 d
Toronto GTA	**305,241**	**319,064**	**78,465** a	**92,257** a	**25.7** a	**28.9** a	**1.8** a	**1.3** a
Toronto CMA	**295,884**	**309,364**	**77,255** a	**90,705** a	**26.1** a	**29.3** a	**1.8** a	**1.3** a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Toronto CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto								
3 to 24 Units	2,061	2,101	234 a	254 a	11.3 a	12.1 a	1.2 a	1.4 a
25 to 49 Units	4,071	4,068	539 a	562 a	13.2 a	13.8 a	3.5 c	0.6 b
50 to 99 Units	13,752	14,589	2,423 a	2,565 a	17.6 a	17.6 a	3.7 c	2.5 a
100 to 199 Units	50,250	50,820	9,737 a	10,507 a	19.4 a	20.7 a	2.0 a	1.7 a
200 to 299 Units	58,712	59,125	12,210 a	15,873 a	20.8 a	26.8 a	1.7 a	1.3 a
300+ Units	91,431	99,187	35,473 a	41,128 a	38.8 a	41.5 a	1.4 a	1.1 a
Total	220,277	229,890	60,825 a	71,905 a	27.6 a	31.3 a	1.7 a	1.3 a
Toronto GTA								
3 to 24 Units	2,589	2,622	326 a	316 a	12.6 a	12.1 a	1.8 c	**
25 to 49 Units	6,741	6,803	888 a	904 a	13.2 a	13.3 a	3.3 c	0.7 b
50 to 99 Units	22,369	23,110	3,625 a	3,714 a	16.2 a	16.1 a	3.3 c	2.1 a
100 to 199 Units	80,543	81,257	14,769 a	15,997 a	18.3 a	19.7 a	2.1 a	1.9 a
200 to 299 Units	83,849	85,743	17,150 a	21,977 a	20.5 a	25.6 a	1.8 a	1.2 a
300+ Units	109,150	119,529	41,488 a	48,246 a	38.0 a	40.4 a	1.4 a	1.1 a
Total	305,241	319,064	78,465 a	92,257 a	25.7 a	28.9 a	1.8 a	1.3 a
Toronto CMA								
3 to 24 Units	2,430	2,477	311 a	309 a	12.8 a	12.5 a	1.9 c	**
25 to 49 Units	5,655	5,803	731 a	767 a	12.9 a	13.2 a	3.3 c	0.6 b
50 to 99 Units	19,905	20,549	3,333 a	3,356 a	16.7 a	16.3 a	3.5 c	2.2 a
100 to 199 Units	76,358	76,936	14,291 a	15,378 a	18.7 a	20.0 a	2.1 a	1.9 a
200 to 299 Units	82,386	84,070	16,872 a	21,637 a	20.5 a	25.7 a	1.8 a	1.2 a
300+ Units	109,150	119,529	41,488 a	48,246 a	38.0 a	40.4 a	1.4 a	1.1 a
Total	295,884	309,364	77,255 a	90,705 a	26.1 a	29.3 a	1.8 a	1.3 a

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Toronto CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Toronto CMA										
Single Detached	**	**	**	**	1,355 c	**	1,964 d	1,763 b	1,680 d	1,675 b
Semi detached, Row and Duplex	**	**	966 d	**	1,217 b	1,339 c	1,417 a	1,519 b	1,353 a	1,427 b
Other-Primarily Accessory Suites	**	**	889 c	877 c	1,066 b	1,091 b	**	1,489 d	951 c	1,017 b
Total	**	**	831 c	1,071 d	1,201 b	1,269 b	1,662 b	1,630 b	1,384 b	1,420 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Toronto CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Toronto CMA		
Single Detached	47,575 b	49,173 b
Semi detached, Row and Duplex	50,674 a	50,619 a
Other-Primarily Accessory Suites	29,248 d	30,641 b
Total	127,497	130,432

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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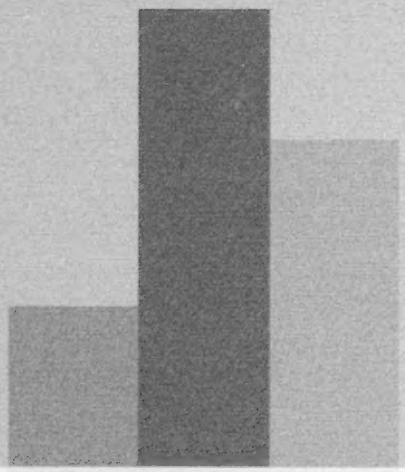

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- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
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